

CONSERVATION AREA AUDIT



MEDWAY STREET

40



City of Westminster

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PREFACE

Since the designation of the first conservation areas in 1967 the City Council has undertaken a comprehensive programme of conservation area designation, extensions and policy development. There are now 54 conservation areas in Westminster, covering 76% of the City. These conservation areas are the subject of detailed policies in the Unitary Development Plan and in Supplementary Planning Guidance. In addition to the basic activity of designation and the formulation of general policy, the City Council is required to undertake conservation area appraisals and to devise local policies in order to protect the unique character of each area.

Although this process was first undertaken with the various designation reports, more recent national guidance (as found in Planning Policy Guidance Note 15 and the English Heritage Conservation Area Appraisal and Management Guidance documents) requires detailed appraisals of each conservation area in the form of formally approved and published documents. This enhanced process involves the review of original designation procedures and boundaries; analysis of historical development; identification of all listed buildings and those unlisted buildings making a positive contribution to an area; and the identification and description of key townscape features, including street patterns, trees, open spaces and building types.

Given the number and complexity of Westminster's conservation areas the appraisal process has been broken down into three stages, the first of which is complete. This first stage involved the publication of General Information Leaflets or mini-guides for each conservation area covering in brief a series of key categories including Designation, Historical Background, Listed Buildings and Key Features.

The second stage involved the production of Conservation Area Directories for each Conservation Area. A Directory has now been adopted for 51 of the City's conservation areas and includes copies of designation reports, a detailed evaluation of the historical development of the area and analysis of listed buildings and key townscape features.

The City is now working on a programme to prepare Conservation Area Audits for each of its conservation areas. This will form the third and final stage of the appraisal process. As each audit is adopted as Supplementary Planning Guidance it will incorporate the Directory for that conservation area.

CONTENTS

1. INTRODUCTION	p. 6
2. BOUNDARIES OF THE CONSERVATION AREA	p. 7
3. HISTORY	p. 8
4. CHARACTER OF THE CONSERVATION AREA	p. 12
GENERAL	
ARCHITECTURE	
Overview	p. 14
Roof Profiles	p. 21
Unlisted Buildings of Merit	p. 24
LOCAL VIEWS	p. 27
TOWNSCAPE DETAIL	p. 28
Railings, Boundary Walls and Enclosure	
Street Surfaces	
Trees and Soft Landscaping	
5. NEGATIVE FEATURES	p. 30
6. MANAGEMENT PROPOSALS	p. 35
7. GLOSSARY OF TERMS	p. 37
8. DIRECTORY	p. 42
Designation and Extension	
Listed buildings and Other Designations	
Publications and Further Reading	
Contacts	
Audit Designation Report and Statement of Decision	

Table of Figures and Illustrations

Figure 1:	Boundaries of the Conservation Area	p. 7
Figure 2:	Hollar's View of Tothill Fields	p. 8
Figure 3:	Morgan's Map, 1682	p. 9
Figure 4:	Roque's Map, 1746	p. 9
Figure 5:	Greenwood's Map, 1827	p. 10
Figure 6:	Ordnance Survey, 1867	p. 11
Figure 7:	Ground Floor Land Uses within Conservation Area	p. 13
Figure 8:	Building Ages in Medway Street	p. 14
Figure 9:	Horseferry Road looking east	p. 15
Figure 10:	The White Horse and Bower, 86 Horseferry Road	p. 15
Figure 11:	Nos. 88-94 Horseferry Road	p. 16
Figure 12:	The Baptist Church, Horseferry Road	p. 17
Figure 13:	The Barley Mow, 104 Horseferry Road	p. 17
Figure 14:	Nos. 106-110 Horseferry Road	p. 18
Figure 15:	Church of the Sacred Heart, Horseferry Road	p. 19
Figure 16:	Statue of Christ, Church of the Sacred Heart	p. 19
Figure 17:	The Cardinal Hume Centre, Arneway Street	p. 19
Figure 18:	Nos. 112-122 Horseferry Road	p. 20
Figure 19:	Nos. 44 and 45 Medway Street	p. 21
Figure 20:	Rear of 116 Horseferry Road	p. 22
Figure 21:	Medway Street: Roof survey	p. 23
Figure 22:	Unlisted Buildings of Merit	p. 25
Figure 23:	View south along Horseferry Road	p. 26
Figure 24:	Local Views	p. 27
Figure 25:	Railings at 90 Horseferry Road	p. 28
Figure 26:	Modern replacement railings at 46 Medway Street	p. 28
Figure 27:	Rear elevation of the White Horse & Bower	p. 31
Figure 28:	Shopfront to 94 Horseferry Road	p. 32
Figure 29:	108 Horseferry Road	p. 33

INTRODUCTION

1.1 Conservation Areas are 'areas of special architectural and historic interest, the character and appearance of which is it desirable to preserve and enhance.' They are areas which are immediately recognisable for their distinctive townscape.

1.2 The City Council has a statutory duty to review the character and boundaries of its conservation areas. This Audit is the third and final stage of a review process. The overall appraisal strategy is based upon the English Heritage guidance on Conservation Area Appraisals and Conservation Area Management.

1.3 The first stage (Mini-guide) and second stage (Directory) documents have already been adopted. The Mini-guide is a leaflet which provides a brief description of the area and its characteristics. The Directory provided a detailed source of factual information such as listed building descriptions. This has now been incorporated as part of the Audit providing an Appendix of factual information.

1.4 The Audit describes both the historical development, and character and appearance of the conservation area. It is designed to identify and explain important local features such as unlisted buildings of merit, unbroken rooflines and local views. In addition the audit also applies relevant Unitary Development Plan policies to the local context in order to preserve and/or enhance the character and appearance of the area.

1.5 The Conservation Area Audit for Medway Street was adopted as Supplementary Planning Guidance by the Cabinet Member for Planning and Customer Service on 10th April 2006. The Medway Street Conservation Area (Medway Street/Arneway Street/Horseferry Road) was designated on 30th January 1990. The Conservation Area was subsequently extended later that year to incorporate Medway Street/Monk Street/Horseferry Road/Arneway Street. The designation reports can be found in the Directory, Section 1, at the back of this document.

The draft replacement Unitary Development Plan (RUDP) as agreed by full Council 13th December 2004, along with the UDP which was adopted in July 1997, is the statutory document setting out planning policies for developing land, improving transport and protecting the environment in Westminster. Relevant policies from the replacement UDP are referred to throughout the audit.

2 BOUNDARIES OF THE CONSERVATION AREA

2.1 The Medway Street Conservation Area is located within the south-east portion of the City of Westminster, south of Victoria Street and Westminster Abbey and north-east of Vincent Square. This small conservation area incorporates a section of the north side of Horseferry Road, between Monk Street and Medway Street. The area includes the south side of Medway Street up to Arneway Street and cuts through the block between Arneway and Monk Streets, omitting nos. 15 to 33 Medway Street.

2.2 The Vincent Square Conservation Area abuts the boundary at the south-west point along Horseferry Road.

2.3 The Conservation Area boundaries are shown on the map below:

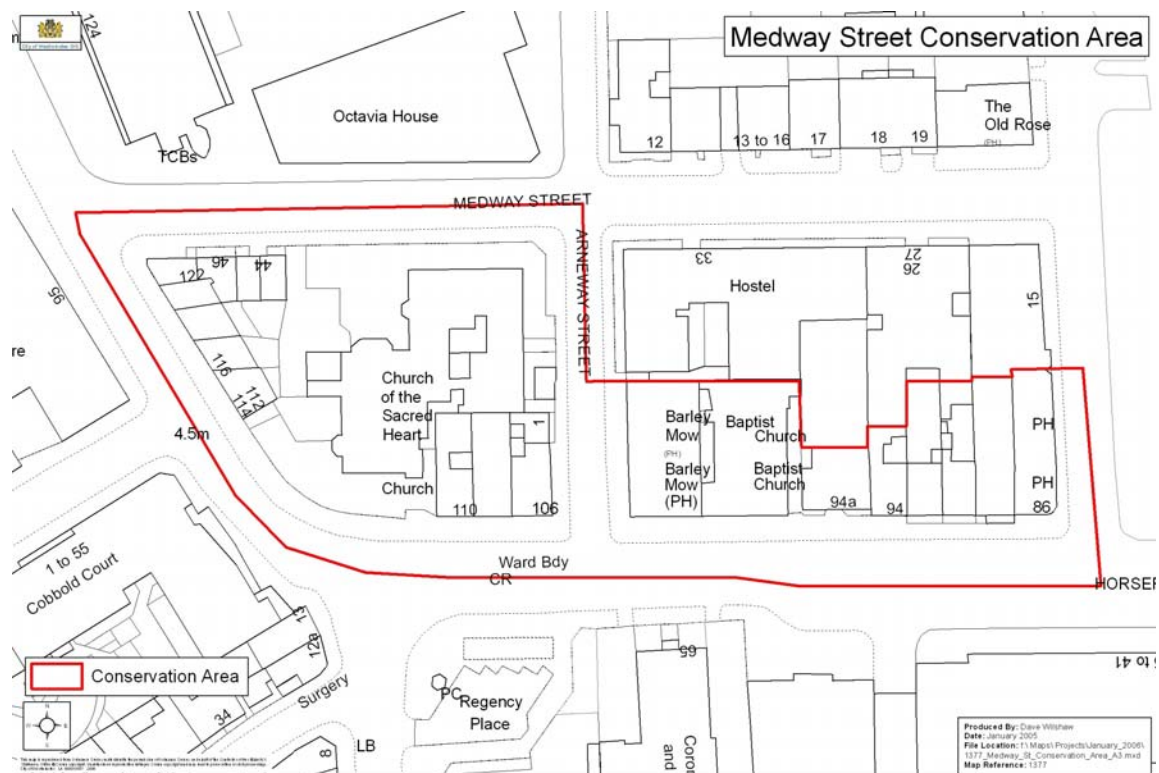


Figure 1: Boundaries of the Medway Street Conservation Area

3 HISTORY

3.1 The Medway Street Conservation Area lies between two tributaries of the River Thames, the Tyburn and the Westbourne. The Westbourne, to the west, followed the boundary of the City of Westminster, while the Tyburn ran through Mayfair and joined the Thames near Parliament Square. These two rivers caused the formation of a marshy delta between them, broken by occasional gravel islands. The most well know of these was the 'island of thorns' or 'Thorney Island', upon which Westminster Abbey stands.

3.2 While a succession of post-Roman palaces and churches have existed around Thorney Island, the landscape immediately south of here was completely undeveloped. Few prehistoric finds have been discovered within the locality, suggesting the area was largely uninhabited. Studies conducted in the area around Rochester Row, west of Medway Street, concluded the archaeological potential to be moderate to low through prehistoric and Roman history. Up until Saxon times, therefore, the Conservation Area would have been characterised by wild, marshy open fields, intersected with water-logged ditches.

3.3 It is suggested that a 'Toot Hill', the highest ground in an area which could be used as an observation post or for a beacon, was located just south of the Conservation Area. A charter of 979-1016 records a 'hlawe' (a Saxon word for an artificial mound) within the area, which could have been the Toot Hill. By Medieval times, the area of open ground extending west from Millbank and south of Westminster Abbey, to include Medway Street Conservation Area, became commonly known as Tothill Fields. The fields were used for pasturing cattle, growing vegetables, horse racing, archery practice, military parades, bear and bull bating (**Figure 2**).

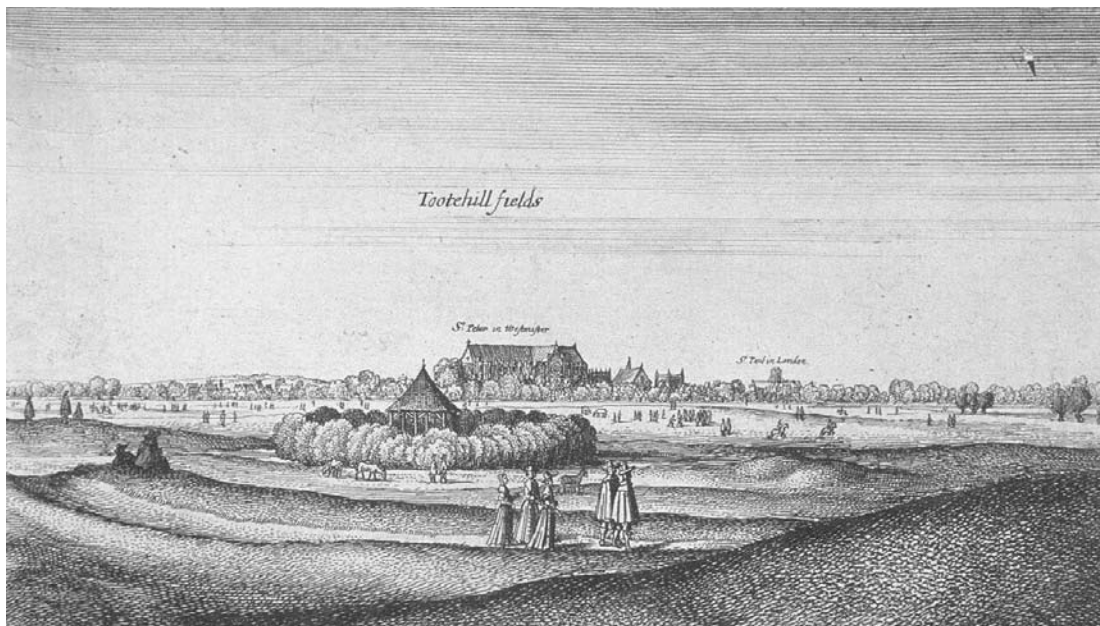


Figure 2:
Hollar's View of Tothill Fields, looking towards Westminster Abbey c. 1650
(Copyright, Collage - Guildhall Library Collections)

3.4 Morgan's map of 1682 (**Figure 3**) shows the area of Tothill Fields as undeveloped open lands, extending south of Market Street (later Horseferry Road). Within the boundary of the Medway Street Conservation Area are some six scattered plots; none of the other streets within the Conservation Area exist, and the area is still largely in arable use.

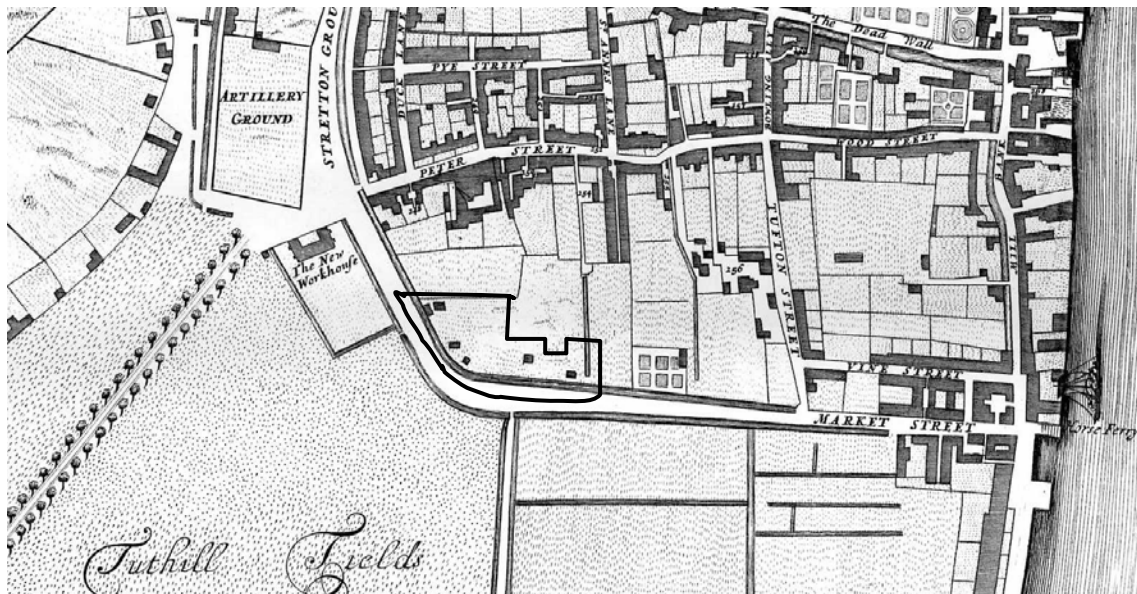


Figure 3: Morgan's Map, 1682 - including Conservation Area boundary
(Copyright, Collage- Guildhall Library Collections)

3.5 Horseferry Road derived its name from the horse and ferry that was used to cross the Thames between Westminster and Lambeth, which is said to predate London Bridge. The ferry linked the north bank of London with Lambeth Palace, home of the Archbishop of Canterbury, and was the only horse ferry allowed across the Thames. By the time of Roque's map in 1746 (**Figure 4**), Market Street had been renamed as Road to the Horse Ferry. While widespread development had occurred immediately east of the horse ferry and south of the Westminster Abbey complex, the Conservation Area continued to be within a largely rural landscape.

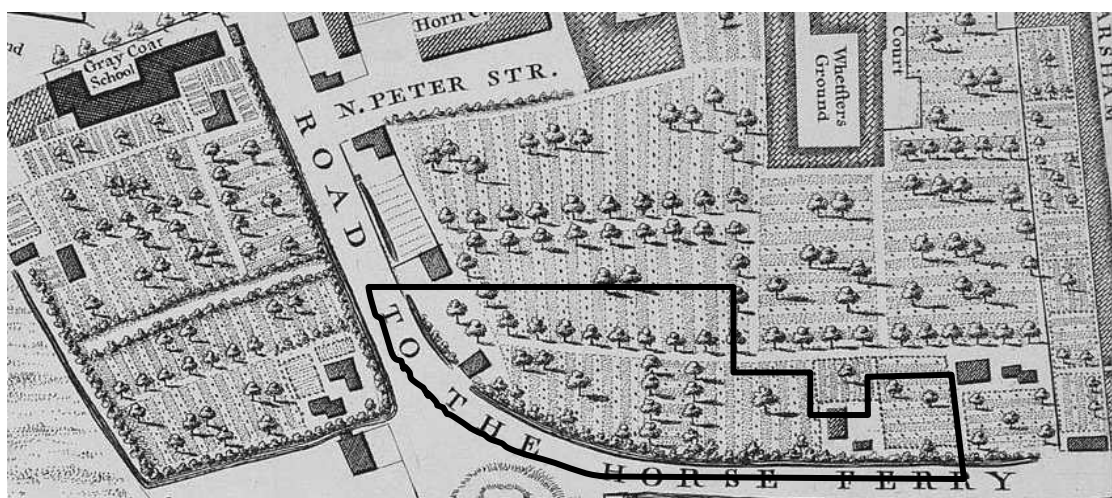


Figure 4: Roque's Map 1746 - including Conservation Area boundary
(Copyright, Motco Enterprises Ltd)

3.6 With the construction of Westminster Bridge in 1750, the horse ferry ceased operation and compensation of approximately £3,000 was given to the Archbishop who had the monopoly on crossing the Thames. Gradually the neighbourhood extending eastwards from Westminster Bridge was also developed, along the line of Horseferry Road.

3.7 Medway Street was first rated in 1813 and the surrounding land owned by Lord Charles Romney, a descendant of John Marsham, whose family names are given to many of the streets in Westminster. An Articles of Agreement dated 26 March 1813, with the Right Honourable Earl of Romney, identifies Horseferry Road as a site where a 'chapel...and...substantial tenement dwelling houses shall be built on a nearby new street named Medway'. The first of these developments was Romney Terrace, which included a Roman Catholic Chapel between Holland Street (later Monk Street) and Allington Street (later Arneway Street), and a Methodist Chapel between Allington and Medway Street (**Figure 5**).

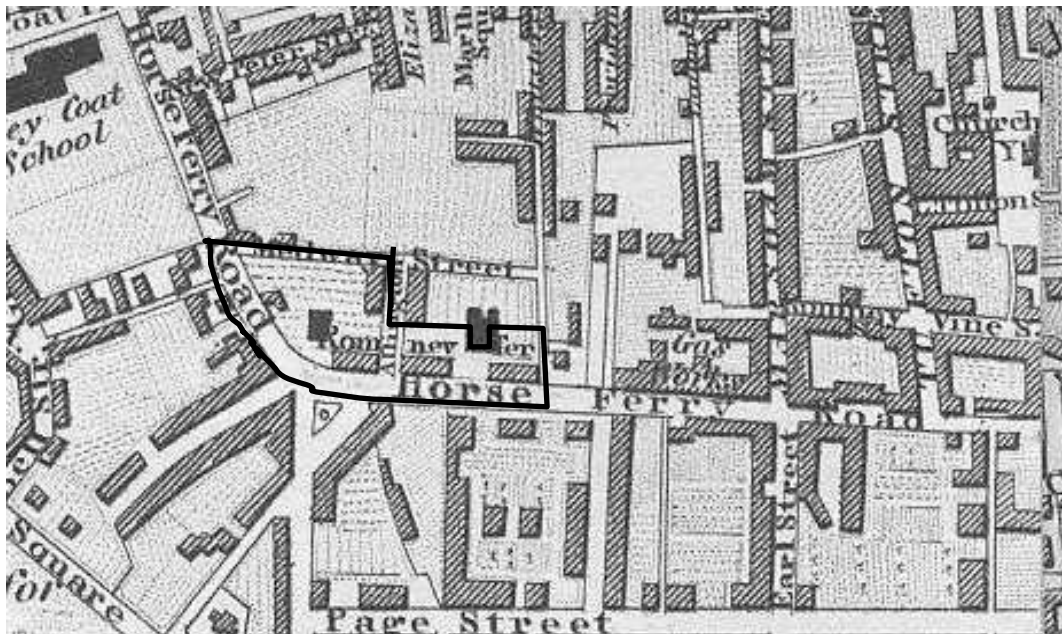


Figure 5: Greenwood's Map, c. 1830, including Conservation Area boundary
(Copyright, Motco Enterprises Ltd)

3.8 After Romney Terrace was established, the rest of the Conservation Area was largely built up by the mid 19th century. Houses would have been modest terraces and provided accommodation for the many industries and institutions that had emerged within the vicinity. The Gas, Light and Coke Company, just east of the Conservation Area was in service between 1813 and 1875, after which it became a gas storage facility that closed in 1937. Westminster Training College, which specialised in training teachers for Methodist schools, was established in 1851. After severe bomb damage in WW2, the site was demolished during the 1960s and the Channel 4 building stands there today.

3.9 The Ordnance Survey map, 1867 (**Figure 6**), illustrates how the Conservation Area was defined by tight housing, with the chapels built in each terrace. The surrounding vicinity has also been densely developed, with the small terrace plots interspersed with institutional and industrial buildings.

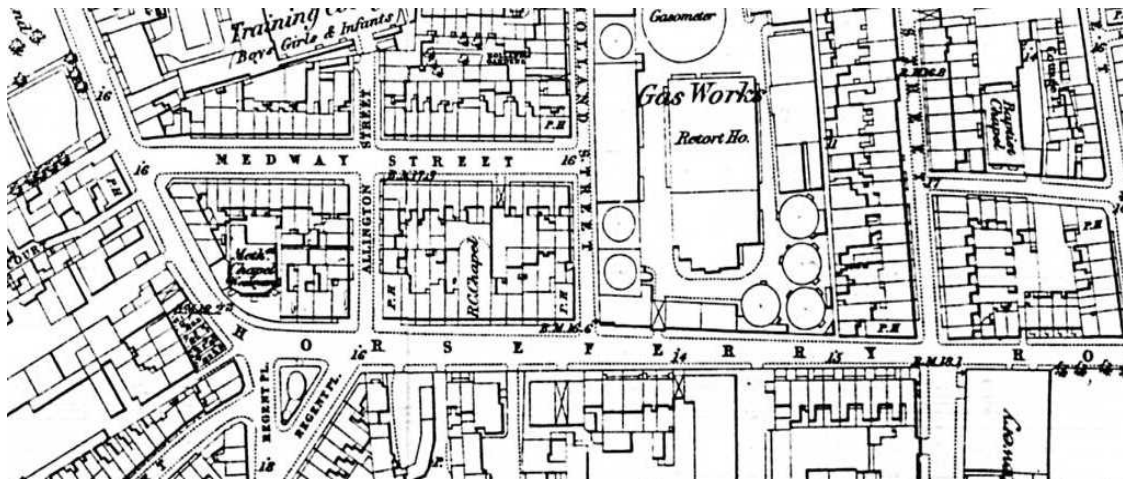


Figure 6 : Ordnance Survey Map 1867 (Copyright, Westminster City Council)

3.10 The freehold for the original Methodist Chapel was bought in 1839, and in 1866 the Chapel was demolished a larger one built. The freeholds for the abutting Medway and Allington Street terraces were also acquired at this time, but the chapel closed in 1913 due to a worsening financial position. The Roman Catholic Chapel of St Mary's had closed when Westminster Cathedral opened in 1903. However, a new RC Chapel of Ease was established in 1916 on the site of the old Methodist Chapel. The RC Church of the Sacred Heart was then built in 1929, which extended back to Medway Street. The Westminster Baptist Chapel was built on the site of the old Roman Catholic Chapel in 1934-5.

3.11 The area was severely affected by bomb damage during the Second World War and the RC Church of the Sacred Heart was ruined along with the Georgian terraces from Medway Street into Arneway Street. Works to rebuild the Sacred Heart were completed in 1963, by H.G Glacy. A convent attached to the Church was built in Arneway Street, which was purchased by the Diocese of Westminster in 1989 and established as the Cardinal Hume Centre, for young homeless people.

3.12 Medway Street was designated as a Conservation Area in 1989, to ensure protection for this pocket of special interest that was under threat from redevelopment within a fast changing part of the City. The boundary was subsequently extended in January 1990 to include the Horseferry Road terrace from Arneway Street to Monk Street.

4 CHARACTER OF THE CONSERVATION AREA

GENERAL

4.1 Medway Street is one of the smallest conservation areas within the City of Westminster. Surrounded by mixed development, including Victorian and early 20th century public buildings, later institutional buildings, and groups of neo-Georgian apartments; its character is very much influenced by its surroundings.

4.2 The range of architecture, and the scale of buildings in the immediate surroundings, makes the Conservation Area itself appear small-scale and intimate in comparison. Its character is principally defined by the grouping of small Georgian terrace houses, which run part way along Horseferry Road and Medway Street. These tend to have narrow plot widths and either have small cafes and shops at ground floor level, or are set back from the pavement by railings. Bomb damage had a significant impact on this area and resulted in some small variations in construction, rebuilding and structural movement, which adds to the area's charm. The Conservation Area also includes two churches, two public houses, a hostel and various post-war infill buildings which, although diverse in architectural character, also contribute to the area's vitality.

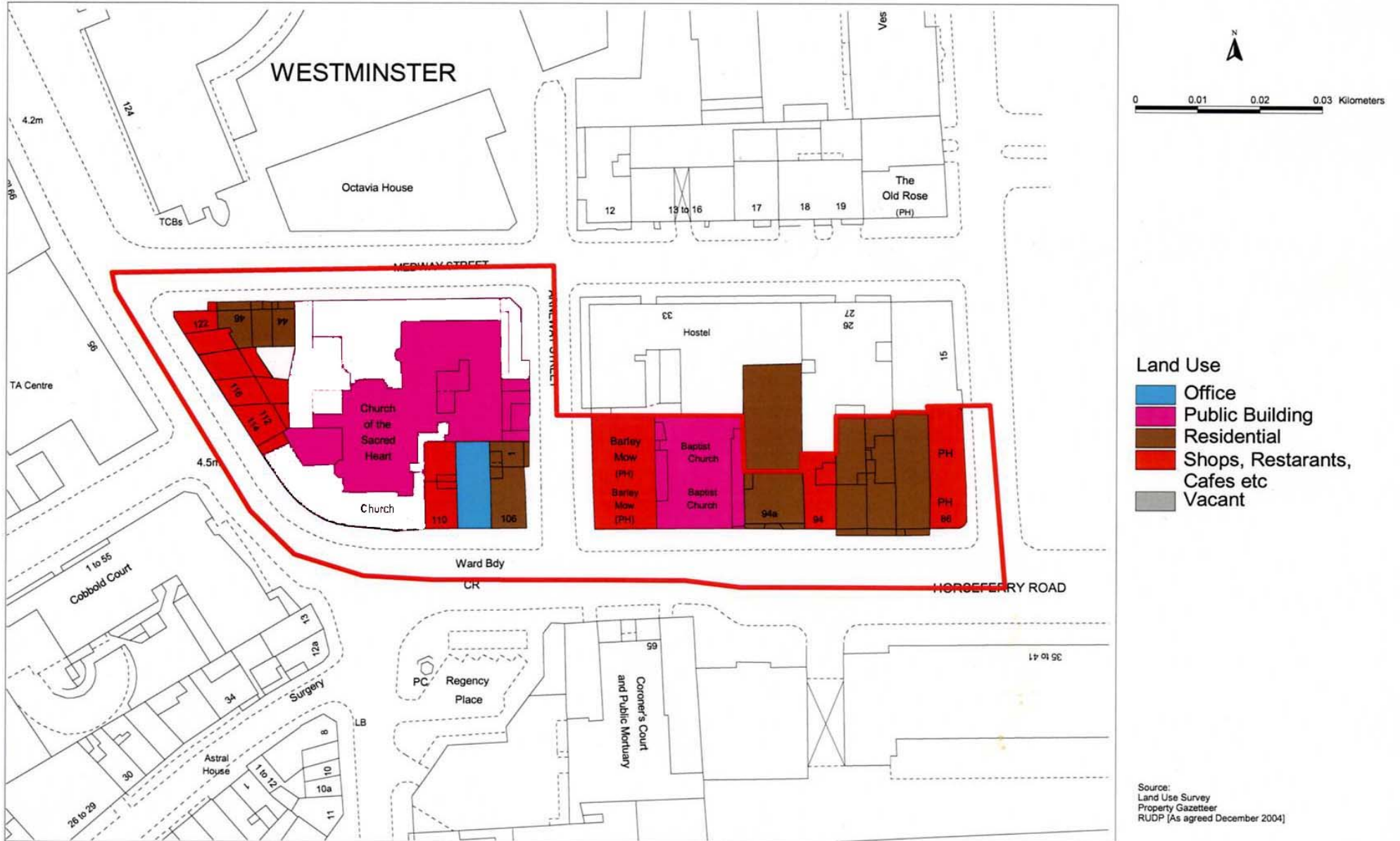
4.3 The principal street frontages of the Conservation Area exist along the north side of Horseferry Road, at the point it curves to form its characteristic 'L' shape. Originally named Market Street, the importance of the route has altered little since the original Horse Ferry took traffic across the Thames to Lambeth Palace. Due to the number of offices in the vicinity and the constant traffic flow, the Conservation Area has a thriving atmosphere to the Horseferry Road frontage, especially during working hours. However, Medway Street and Arneway Street are both relatively quiet and un-congested, despite their central location.

4.4 Historically the Conservation Area was primarily a residential area. Today there is a far more mixed-use character, which includes a variety of small business, church and residential uses. The map at **Figure 7** identifies the ground floor uses of the buildings within the Conservation Area today.

The City Council will consider the contribution of existing and proposed uses to the character, appearance and setting of the Conservation Area. DES9 D is the relevant UDP policy
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GROUND FLOOR LAND USES WITHIN MEDWAY STREET CONSERVATION AREA

Figure 7



Reproduced from Ordnance Survey mapping with the sanction of Her Majesty's Stationery Office, Crown Copyright. Unauthorised reproduction may lead to prosecution or civil proceedings. City of Westminster LA086592 City Planning Group Fung-Yee Cheu J:\D_City Planning Group\gis\conservation areas\regency st and medway st .apr

ARCHITECTURE

Overview

4.5 The architecture of the Medway Street Conservation Area is varied, both in terms of age and quality, although the majority of buildings have a modest scale and treatment. The most important and characteristic buildings are the late Georgian fourth-rate terraced houses along Horseferry Road and Medway Street. There are also a number of 20th century public buildings, consisting of pubs, churches and a hostel. In the final architectural category are the later 20th century buildings, which tend to be modern pastiches of their earlier Georgian predecessors.

4.6 The map below at **Figure 8** shows the predominant building ages within the Conservation Area and demonstrates a variety in ages. Different groups and ages of buildings are considered in more detail below.



Figure 8: Building ages in the Medway Street Conservation Area

4.7 Buildings fronting Horseferry Road form the majority of the Conservation Area. This stretch contains two 20th century churches; two corner public houses and thirteen domestic scale terraced houses, varying in age from early 19th century to late 20th century. Beyond the Conservation Area boundary, each end of the Horseferry Road frontage is terminated by two large examples of recent, high-tech architecture: Richard Rogers' Channel 4 building just beyond Medway Street and Terry Farrell's new Home Office building beyond Monk Street.



Figure 9: Horseferry Road, looking east towards Terry Farrell's new Home Office building

4.8 The easternmost building on the Horseferry Road frontage is at no. 86, the **White Horse and Bower Public House (Figure 10)**. Historically, a pub has stood on this site since the mid 19th century, although the current building is early 20th century. Red brick with simple architectural detail, it consists of three storeys plus attic mansard, a two bay front and three bay return, which has blind windows in the central bay. Painted stone bands intersect the brick piers and stone lintels top the 2-over-2 timber sashes. The steep-pitched mansard is set back behind a shallow parapet and has central 2-bay dormers that are flush with the building's façade.

4.9 The stuccoed pub-front has one wide segmental arched window to the front, an angled entrance, and three arch-headed windows along the return. A single storey extension with a flat roof continues along Monk Street (see Negative Features below).



Figure 10:
The White Horse & Bower, 86 Horseferry Rd

4.10 **Nos. 88-92 Horseferry Road (Figure 11)** is a group of three modestly scaled terrace houses from the late 1830s. No. 90 is listed Grade II and has been attributed to the builder John Johnson, who built many of the modest houses within the vicinity between 1810 and 1830. This group are in stock brick, consisting of three storeys over basement and with slate butterfly roofs, concealed behind a front parapet wall. Two bays wide, each house has gauged brick arches and stone sills to sliding timber sashes, and cast iron balconettes to the first floor windows. Nos. 88 & 92 both have a rusticated stucco treatment at ground floor level and have lost their original first floor sashes. Each house is set back from the pavement by railings around a basement lightwell, and steps leading up to the doorways.

4.11 **No. 94** is of a similar date but is not a cohesive part of the previous group, with a slightly lower parapet line and constructed in a different brick. The overall form, however, is comparable and fits within the Georgian character of the Conservation Area. Like no. 88, the brick arches of the windows have been painted, which damages the character of the building. In addition, the front has been lost and unsympathetically replaced with a fully glazed shop front (see Negative Features below).



Figure 11 : 88 – 94 Horseferry Road

4.12 **No. 94a** Horseferry Road is a double-fronted infill building, slightly recessed from the previous group and set behind cast-iron area railings. Built in the late 20th century, this symmetrical block with three storeys and five bays is in a Neo-Georgian style. There is a heavy pedimented doorcase and six-over-six sash windows and minimal brick detailing. The roof is concealed behind a parapet, the same height as no. 94.

4.13 **The Baptist Church (Figure 12)**, built in 1934 by Spalding & Myers, has a relatively modest presence on the street-scene. Although set back slightly from no. 94a, the pedimented front and pitched roof are the same height. The architectural details on the brick front are minimal, except for the rusticated central doorway and stone banding. Either side of the double-height, arched window above the entrance are large round windows on the second floor.



Figure 12: The Baptist Church, Horseferry Road, 1934

4.14 The only exception to the generally consistent scale of buildings along this stretch is the **Barley Mow Public House (Figure 13)**, which occupies the large corner site with Arneway Street. Red brick and in a stripped Classical style, this c.1920 - 1930 building consists of three storeys, a three-bay front and six-bay return. The corner is angled to integrate a tall chimney-stack that rises above the steep-pitch tiled roof with attic dormers. The central bay to each façade has been highlighted with a stuccoed face and Classical consoles support a projecting cornice. The square-headed windows are aluminium casements, with central key stones to the first floor. The pub front is late 20th century, unadorned granite with a stone stallriser; two large projecting signs hang just above the first floor on each façade.



Figure 13:
The Barley Mow, 104
Horseferry Road

4.15 The next group includes nos. **106-110 Horseferry Road (Figure 14)** and no. 1 Arneway Street. Apart from no. 110, these buildings are later 20th century, probably infill sites made vacant through bomb damage. Although no. 106 and no. 1 Arneway Street have a neo-Georgian appearance, their scale and relationship with the original terrace houses in the Conservation Area has been compromised by the steep-pitched mansard roof storeys. They are also poorly detailed and proportioned, using painted stone lintels and the windows do not follow a traditional Georgian hierarchy.



Figure 14: Nos. 106-110 Horseferry Road

4.16 The modern shopfront at no. 106 is timber framed with a panelled and vented stallriser, with stone steps up to the entrance doors either side of the display window. Broadly the proportions of the shopfront relate to the more traditional one at no. 110, with the central display window and shop and house entrances either side. However, the finish and material detailing is crude and inconsistent and does little to complement the character of the Conservation Area.

4.17 Next door, no. 108, is c. 1970 and is the most discordant building in the Conservation Area, with a blue-tiled façade and open glazed shopfront at ground floor level (**Figure 29**). The windows to the first and second floors are a continuous band of five uPVC panes, and framing the shopfront are heavy concrete console stops that reach to below the first floor windows. The mansard roof extension here is taller and has a steeper pitch than the adjoining building. The two dormer windows within the mansard roof are in uPVC with a vertical fenestration pattern (see Negative Features below).

4.18 **The Roman Catholic Church of the Sacred Heart (Figure 15)** was built in 1962 by Harry G Clacy, to replace Westminster's Chapel of Ease that was bombed in 1944. This red brick building is in a modest Gothic-style with a steep tiled roof, and is set back from the road by a small landscaped enclosure. The central feature on the front façade is a tall tripartite window with Gothic tracery. Beneath this is a band of six smaller windows with stone surrounds, which frame a small statue of Christ inset into the wall. A recent Lottery grant has funded the single-storey extension with a grass roof added to the side of the building, to provide teaching facilities.



Figure 15: Church of the Sacred Heart



Figure 16: Statue of Christ

4.19 Attached to the Church, reaching to Arneway Street, is the **Cardinal Hume Centre (Figure 17)**, originally built for the Corpus Domini Convent in the 1960s. This large red brick block is set back from the road behind area railings and a low-level walkway. Above the basement are three storeys, plus two stepped, set back roof storeys. With a functional architectural form, detail is minimal apart from the stone doorcase and lintels. The windows have retained their original metal casements.



Figure 17: The Cardinal Hume Centre, Arneway Street

4.20 The terrace of **nos. 112-122 (Figure 18)** consists of a series of c. 1850-60 modest houses with shopfronts at ground floor level. Although Victorian in age, these buildings are constructed with modest proportions and have more Georgian characteristics. No. 112-114 Horseferry Road differs from the rest of the group and is three bays wide, with a modern shopfront. Windows are wide three-over-three sliding sashes, with slightly rounded brick arches. There is a blind window in the central bay on the first floor.

4.21 The fronts of nos. 116-118 were re-built in 1999 due to structural defects. Although re-claimed stock brick and lime mortar has been used in the re-building of these properties, the face of the brickwork at no. 118 appears damaged, making this property stands out in contrast to its neighbours. However, they represent an important reminder of the scale of the buildings that were rapidly cleared in Horseferry Road during the 1920s. Nos. 120-122 are the most attractive and best preserved of the group.



Figure 18:

Nos. 112-122 Horseferry Road, with Richard Rogers Channel 4 beyond

4.22 **Nos. 44 & 45 Medway Street (Figure 19)** are two narrow terrace houses of three storeys over basement, dating from c. 1830. Constructed in Flemish bond brick, with slate mansard roofs and brick arches over the doors and windows. No. 45 has retained its original 6-panelled door, while No. 44 has a later 19th century panelled door. No. 44 is set forward of 45, and the parapet line also varies. Again, these have undergone alteration, including rebuilding of the parapet, and it is likely that much of this part of the Conservation Area suffered as a result of the bomb damage which destroyed the Catholic Church. The combination of variations in construction, combined with historical structural movement adds to their charm. No. 46 Medway Street is a late 20th century pastiche of its neighbours.

Figure 19:
Nos. 44 & 45 Medway Street



Any proposal should take into account the character of its context. Policies, DES1 A 3 and 4 and DES4 should be consulted on the Principles of Development and DES5 A and B should be consulted on alterations and extensions. DES4B should be referred to for scholarly replicas within terraces of unified townscape and/or DES4A in terms of respecting adjoining buildings in areas of varied townscape.

Original architectural features, materials and detail are vital to the architectural quality of individual buildings and the character of the Conservation Area. Policy DES 9 C states that the Council will not allow schemes which involve loss of original features and, where these are missing, their reinstatement to the original design detail and materials will be encouraged.

Relevant Supplementary Planning Guidance documents are noted throughout the audit document.

Roof Profiles

4.23 Roof profiles are fundamental to the architectural character of any building or group of buildings and, as such, contribute to the character and appearance of conservation areas. Alterations at roof level including extensions, terraces, telecommunications equipment and roof plant can have a negative impact on this.

4.24 Policy DES6 of the Unitary Development Plan highlights the instances where roof extensions are not considered acceptable. These include cases where buildings are completed compositions, where the varied skyline of a terrace or group of buildings is of interest, where the roofline is exposed to long views from public places and where important historic roof forms would be lost. In areas with a high concentration of listed buildings, such extensions can be particularly damaging and are seldom acceptable. This policy acknowledges that there are some instances where additional storeys may be acceptable, notably when the extension does not harm the proportions or the architectural integrity of the building or terrace.

4.25 Whilst the roofline within the Medway Street Conservation Area as a whole is not homogenous, the buildings are of a similar small scale and form an attractive group. This domestic scale is fundamental to the area's character. Many of the early original buildings retain their original butterfly roofs, whilst later buildings have been designed with roof storeys, as pastiches of their 19th century predecessors, or have already been extended.

4.26 The clusters of early 19th century terraces have simple rooflines, with runs of unbroken slate butterfly roofs, set behind a straight parapet cornice to the front elevation. Any upward extension of either terrace would disrupt this roofline and could result in the loss of the butterfly roof forms and thereby damage the integrity of the group.



Figure 20: Butterfly roof at no. 116 Horseferry Road, visible from Medway Street

4.27 The two public houses both occupy prominent corner locations, with highly visible rooflines. The Barley Mow has a steep, red-tiled pitched roof, which drops down to conceal a flat section to the rear. This building stands above the others within the area, and already has a dominant roofline. It can therefore be considered as a completed architectural composition, and any further upward extension would be likely to over-accentuate its presence on the street scene and have a negative impact on the special interest of the Conservation Area.

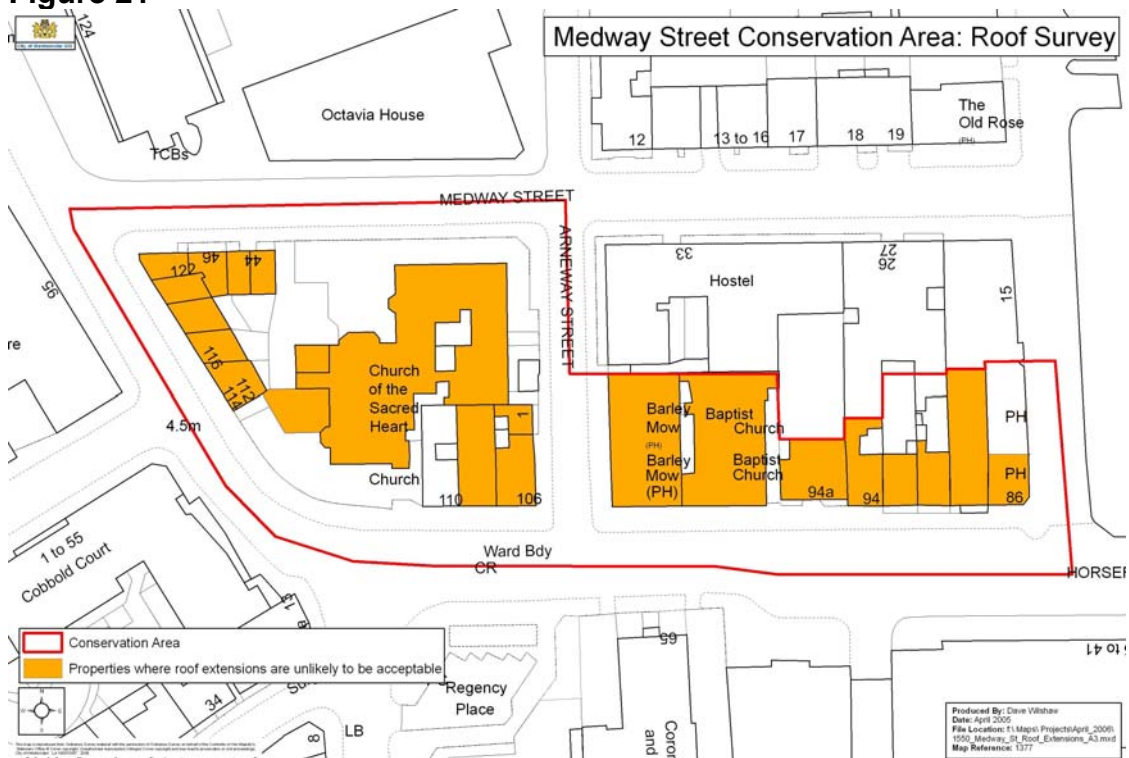
4.28 The White Horse and Bower also has a conspicuous roofline, with a steep, scaled-slate mansard, set back behind a stone parapet. To the front and Monk Street facades are central flush dormers, and a slightly recessed dormer to the rear. A vertical brick up-stand flanks the adjacent terraces, one storey lower. Given that the building already has a mansard roof storey, it is unlikely that any further upward extension of the building would be acceptable.

4.29 Similarly, the roofs of the two churches within the Conservation Area are singular architectural compositions, which could not easily be extended. The Cardinal Hume Centre, attached to the Church of the Sacred Heart has a separate roof structure but is of a substantial scale with an existing roof storey.

4.30 A map showing where roof extensions may be considered has been provided at **Figure 21**. Roof coverings consistent with the date of the parent buildings should also be retained wherever possible. The Council will not normally encourage the use of modern materials such as concrete tiles or artificial slate as they rarely meet the high quality, appearance or longevity of traditional natural materials.

4.31 Roof clutter, such as railings, antennae and satellite dishes, can also have a significant and detrimental impact on the character of an area, affecting both short and long-distance views, and careful consideration should be given to the siting of such equipment to minimise its visual impact. All such equipment should be located away from the front façade of buildings or other locations where it may be visually prominent.

Figure 21



Policy DES6 highlights instances where roof extensions and other roof structures are unlikely to be acceptable without proper justification.

Further advice is given in Westminster's Supplementary Planning Guidance: *'Roofs: A Guide to Alterations and Extensions on Domestic Buildings'*

Unlisted Buildings of Merit

4.32 The Medway Street Conservation Area contains three Grade II listed buildings, detailed in the Directory at the back of this document. However, unlisted buildings can also contribute to the character and quality of the local area. This may be due to their value within the townscape, their architectural qualities or local historic and cultural associations. They are defined in Westminster's Audits as 'Unlisted Buildings of Merit'. By definition these properties are considered to be of value to the character and appearance of the Conservation Area, and their demolition or unsympathetic alteration will normally be resisted. The following buildings are considered to be unlisted buildings of merit:

4.33 **No. 86 Horseferry Road, The White Horse & Bower** – Although the rear façade has been altered, to its detriment, the upper storeys have retained the original sash windows and roof detail. The building pre-dates the large-scale clearances of Horseferry Road that got underway during the late 1920s.

4.34 **Nos. 88, 92, 94 Horseferry Road** - of historic and special interest as their age and scale relates to the Grade II listed no. 90 and also provide an important physical reminder of the earliest phase of development in the area.

4.35 **The Baptist Church, Horseferry Road**

4.36 **No. 104 Horseferry Road – The Barley Mow**

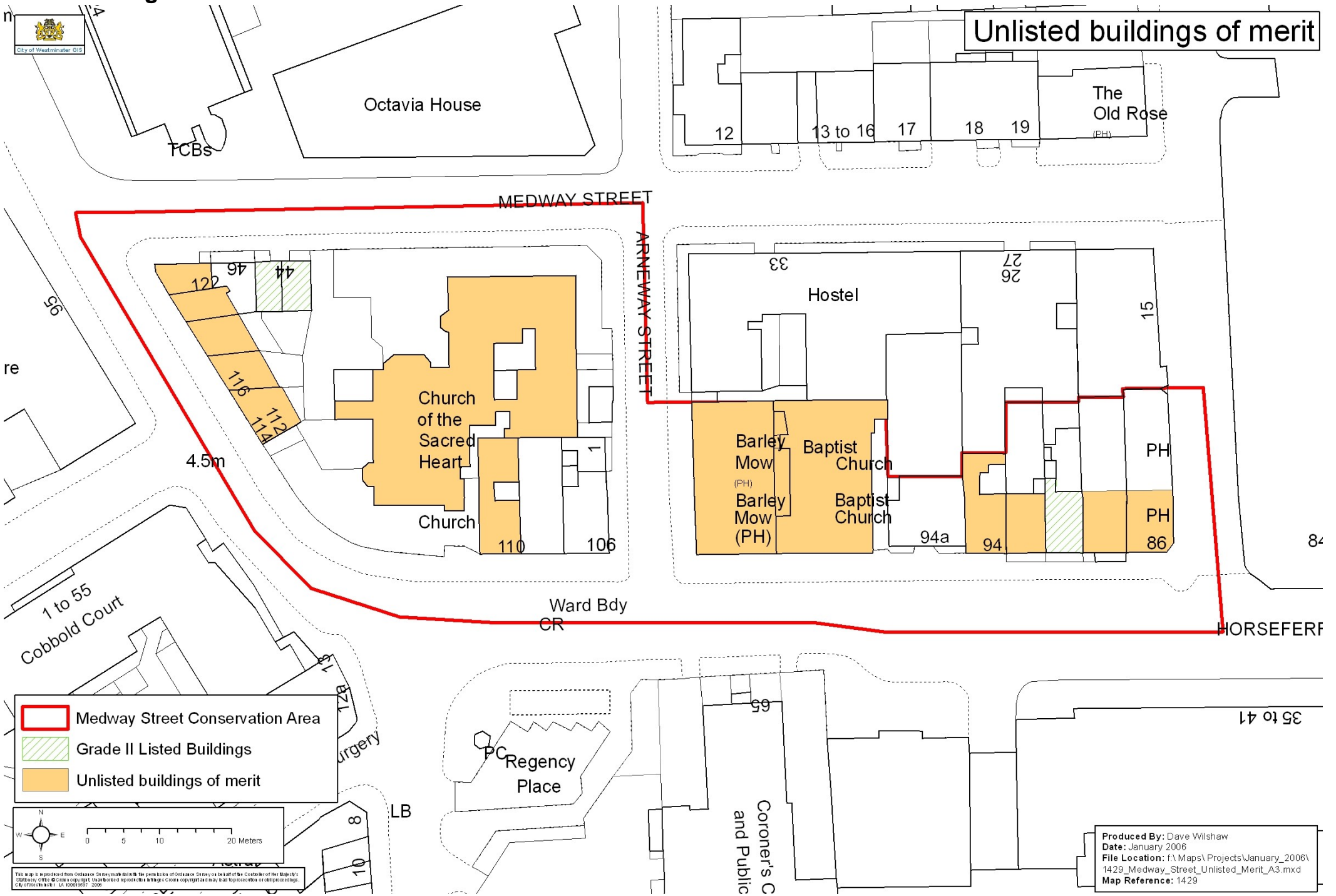
4.37 **The Church of the Sacred Heart & Cardinal Hume Centre** – provide a sympathetic backdrop to the unlisted buildings and Georgian terraces in the vicinity.

4.38 **Nos. 110 – 122 Horseferry Road** – considered to be of merit as an important physical record of the history of the Conservation Area, their scale and age also relates well to the two listed buildings at no. 44 & 45. Although no. 110 has been greatly altered to the rear, the front façade is still of interest.

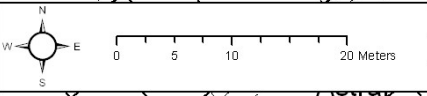
4.39 These Unlisted Buildings of Merit are shown on the map at **Figure 22**. A list and descriptions of listed buildings can be found in the Directory at the back of the document.

Policy DES9 B states that permission will not normally be given for proposals which involve the demolition or substantial demolition of buildings which contribute positively to the character and appearance of the Conservation Area. Permission will only be granted where it can be demonstrated that the existing building cannot be repaired or adapted so as to extend its useful life and that the proposed development will preserve or enhance the character or appearance of the area. The requirement may be balanced against the City Council's other policy objectives.

Figure 22



Medway Street Conservation Area
 Grade II Listed Buildings
 Unlisted buildings of merit



THE MAP IS REPRODUCED FROM ORIGINATOR DATA AND THE PRESENCE OF OR OMISSION OF DATA OR STYLES ON THE PART OF THE CONTROLLER OF HER MAPS IS NOT A GUARANTEE OF ACCURACY. THE CONTROLLER OF HER MAPS IS NOT RESPONSIBLE FOR ANY DAMAGE OR LOSS OF DATA OR STYLES ON THE PART OF THE CONTROLLER OF HER MAPS OR ANY OTHER PARTY. THE CONTROLLER OF HER MAPS IS NOT RESPONSIBLE FOR ANY DAMAGE OR LOSS OF DATA OR STYLES ON THE PART OF THE CONTROLLER OF HER MAPS OR ANY OTHER PARTY.

Produced By: Dave Wilshaw
Date: January 2006
File Location: f:\Maps\Projects\January_2006\1429_Medway_Street_Unlisted_Merit_A3.mxd
Map Reference: 1429

METROPOLITAN AND LOCAL VIEWS

4.40 The Unitary Development Plan in policy DES15 also identifies the importance of more local views and defines two further categories of views which contribute to Westminster's townscape and historic character.

- **Metropolitan views** include both views from Westminster to other parts of London and views from other parts of London into Westminster. They also include views within and across Westminster, particularly views of famous London landmarks.
- **Local views** are by definition more localised and can be of natural features, skylines, smaller landmarks and structures as well as attractive groups of buildings and views into parks, open spaces, streets and squares.

4.41 Since Medway Street is such a small conservation area, there are few long views from within it – none that could be classed as Metropolitan Views. There are, however, some significant local views into and out of the Conservation Area.

4.42 Looking along Horseferry Road, at the top corner of the Conservation Area, there is an important local view south. This glimpses one of Lutyens' tenement blocks on Page Street, built for the Grosvenor Estate in 1928-30, with a distinctive grey brick and white rendered chequer-board pattern (**Figure 23**).

4.43 Another local view looks beyond the Conservation Area, east along Horseferry Road. This view includes Terry Farrell's Home Office building.

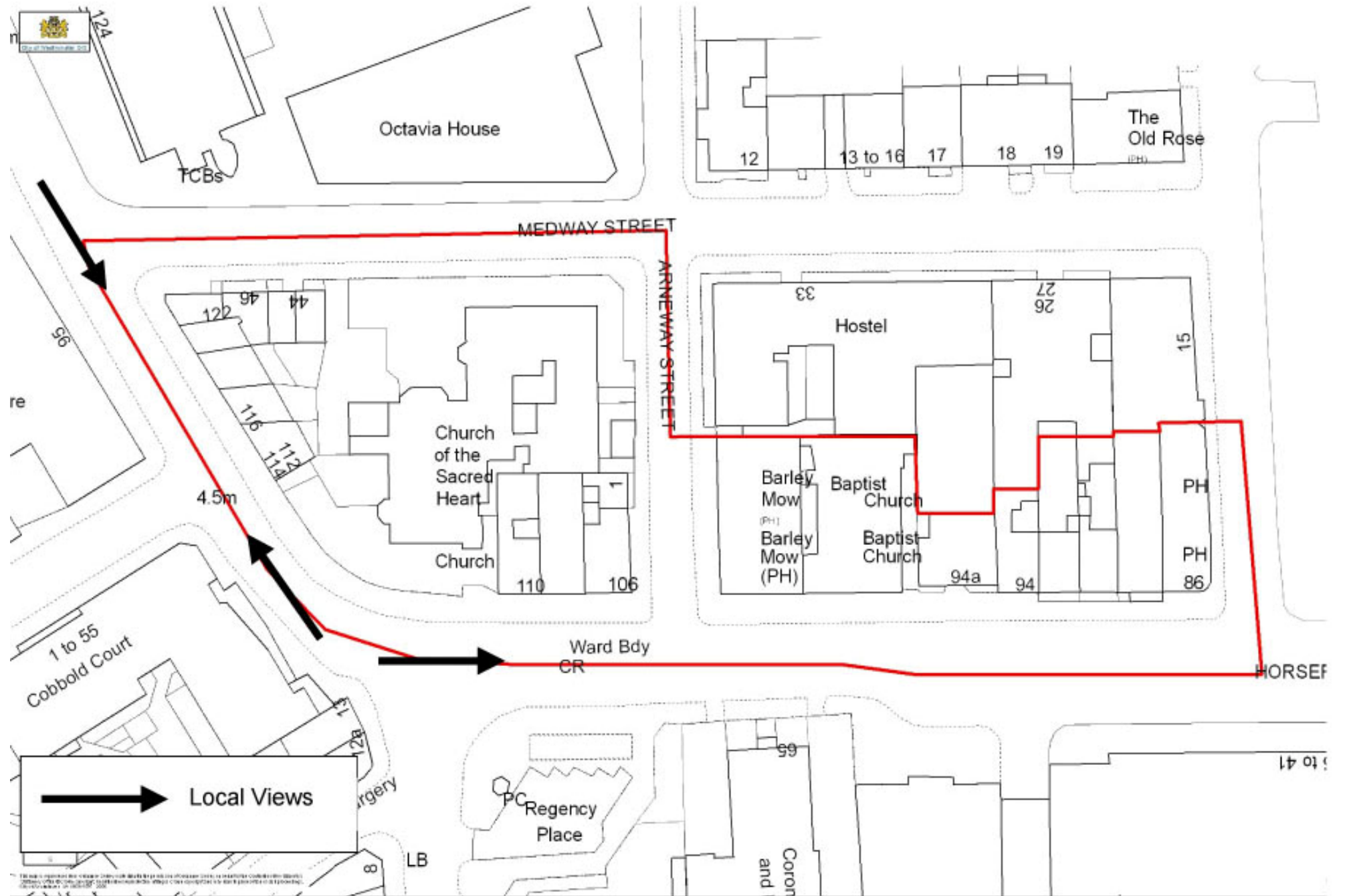
4.44 The last view looks from the point where Horseferry Road bends northwards, to include the Channel 4 building and the Victorian mansion blocks beyond. These views are shown on the map at **Figure 24**.



Figure 23: Looking south along Horseferry Road, towards Lutyens' chequer-board housing block on Page Street

In the Unitary Development Plan DES15 seeks to protect Metropolitan and Local views. The application of policies to protect strategic views are set out in the UDP at DES 14.

Figure 24



LOCAL TOWNSCAPE DETAIL

4.45 Other features and details in the townscape also contribute to a sense of local distinctiveness. These can range from distinctive boundary treatments and street furniture to trees and hard landscaping. Individually and collectively they contribute to the overall quality of Westminster streetscape as well as enhancing individual areas of character within the City.

Railings and Boundary Treatments

4.46 Railings and boundary walls can contribute significantly to the character of a conservation area. They add interest and variety of scale in the street scene and provide a sense of enclosure, separating spaces of differing character and often marking the boundaries between public and private spaces. The City Council considers that where good quality railings exist, they should be protected and properly maintained.

4.47 Within the Medway Street Conservation Area, there are a variety of railings that range in style and quality. The best examples are those outside nos. 88-92 Horseferry Road, where they have retained their original wrought-iron area railings with simple spearhead and urn finials. Some of the railings in this group are in poor repair, with missing uprights and over-layered painting (see Negative Features below).



Figure 25: Original area railings, no. 90 Horseferry Road

4.48 No. 44 Medway Street also has its original area railings, which have occasional pepper-pot type finials. The two adjacent properties, however, have modern replacement railings, which have little character and are have standard arrow-head and urn finials.



Figure 26: Modern replacement railings outside no. 46, Medway Street

Street Surfaces

4.49 Historic floorscapes in the Conservation Area have largely been lost. However, a decorative coal hole cover, set within an original flag stone, can be found outside no. 90 Horseferry Road; the only survivor within the Conservation Area. Since the burning of coal as a domestic fuel in London has ceased, these decorative covers are fast disappearing, and surviving examples should be recorded and retained wherever possible.

The City Council will seek to preserve and repair boundary features of interest. Council policy in respect of these is DES7 G and further guidance can be found in the design guide 'Railings in Westminster: A guide to their design, repair and maintenance'.

Trees & Soft Landscape

4.50 Trees and green spaces are vital to the quality of urban environments in both visual and environmental terms. They contribute significantly to the character and appearance of conservation areas and the local townscape, providing a soft edge within urban landscapes as well as bringing environmental benefits.

4.51 The Medway Street Conservation Area has an urban setting and character, with many of the buildings fronting directly onto the street. As such, there is very little in the way of soft landscaping. However, there are several young street trees lining the Horseferry Road and the Church of the Sacred Heart has been recently re-landscaped and planted; a mature Holly tree is also situated outside the front elevation.

4.52 All trees within conservation areas are protected and the City Council must be given six weeks notice of any intention to fell or lop a tree.

UDP policy ENV 14 seeks to protect trees which make a significant contribution to the character and appearance of a Conservation Area. Advice on trees and their protection is given in the City Council design guide, Trees and Other Planting on Development Sites.

5 NEGATIVE FEATURES & ENHANCEMENT

5.1 Negative features are those elements which detract from the special character of an area, and therefore present an opportunity for change. This can include both small features and larger buildings and sites. It may be that simple maintenance works can remedy the situation, or in some cases there may be an opportunity to redevelop a particular site.

5.2 A number of features have been identified as detracting from the character of the Medway Street Conservation Area, as outlined below.

Small Alterations and Visual Clutter

5.3 Minor additions to buildings such as wires, pipework and flues, can cumulatively have a negative impact on the character of an area. Poorly sited examples can not only impact on a building's façade but collectively, along with larger features such as air conditioning units, they can dominate the architecture and contribute to visual clutter.

5.4 A plastic grey down-pipe has been affixed to the front elevation of no. 94 Horseferry Road, extending upwards above the line of the parapet and detracting from the character of the building and terrace as a whole. Rainwater goods along the rest of the terrace are discretely located and predominantly of dark painted cast iron.

5.5 A bracket for hanging signage has also been affixed to the front façade of no. 94 Horseferry Road at first floor level and is no longer in use. Redundant fixtures and fixings such as this contribute to visual clutter.

5.6 In a number of locations throughout the Conservation Area, roof clutter such as inappropriately sited aerials, telecommunications equipment and roof plant has become visually obtrusive from street level, affecting short and long distance views and ultimately impacting on the area's special character. No. 94a Horseferry Road has had a timber clad structure installed at roof level, which is highly visible and appears incongruous from the street.

5.7 As with all additions to buildings, careful consideration should be given to the siting of such equipment so as to minimise its visual impact. The negative impact of these accretions could be reduced through siting equipment away from a building's front façade and other prominent positions such as chimney-stacks.

5.8 The impact of a number of minor additions on the street-scene is clear in looking at the rear of the White Horse Public House (**Figure 27**). This has undergone numerous unsympathetic alterations. It has a large metal fence, which has been affixed to the rear extension, topped with barbed wire. Various pipework and plant has been installed to the rear and there is a prominent air conditioning unit located on the roof, highly visible from Horseferry Road.



Figure 27: Rear elevation of the White Horse & Bower

5.9 Careful design, siting and choice of materials and colours can significantly reduce the cumulative impact of such small-scale alterations.

Loss of Architectural Detail.

5.10 The loss of original architectural detail such as doors, windows and railings can significantly alter the appearance of buildings. There are some examples within the Medway Street Conservation Area of replacement windows and doors, which do not reflect original detailing, methods of opening and materials. The attractive group of Georgian properties at 88-94 Horseferry Road therefore displays a variety of windows and doors, not all of which are sympathetic to its character.

5.11 The basement lightwell to no. 88 Horseferry Road has also been infilled and glazed over crudely, detracting from the character of the building and undermining the cohesiveness of this group.

Shopfronts and Signage

5.12 In general, shopfronts and signage should relate to the proportions and detail of the buildings in which they are set, as well as to the adjoining townscape. In order to retain an area's historic character, it is important that contemporary shopfront design is of the highest quality and sympathetic to its surroundings.

5.13 Small shops are an important part of the character of the Medway Street Conservation Area. However, not all of the shopfronts have been sympathetically detailed. No 94 Horseferry Road (**Figure 28**) includes a

projecting internally illuminated sign. It has a plastic, non-retractable canopy and large plastic fascia. There are also a large number of free-standing sandwich boards to the front on the pavement. A replacement mock Georgian door in varnished wood finish has also been installed adjacent to the shopfront. The finish and materials of the shopfront to no. 108 Horseferry Road, in aluminium shopfront with non-retractable canopy, also does little to complement the character of this part of the Conservation Area. There is also an internally illuminated projecting box sign to the Baptist Church, which appears incongruous on this otherwise attractive building.



Figure 28: Shopfront to 94 Horseferry Road

5.14 Many such examples of poor quality shopfronts and signage have been in place for more than four years, and are therefore immune from enforcement action. Where this is the case improvements will be sought through the development control process, as and when applications are received (see Management Proposals below).

Repair, Maintenance and Painting

5.15 The care and maintenance of individual properties can have a significant impact on the character of the area as a whole as well as being potentially damaging to the health of individual buildings.

5.16 Whilst most of the buildings within the Conservation Area are in a reasonably good state of repair, there are examples of buildings which have undergone inappropriate repairs, which have had a significant impact on the character of the area.

5.17 There are numerous examples of inappropriate repointing of brickwork, using hard cement mortars throughout the Conservation Area. Repointing at nos. 44-46 and 112-118 is particularly noticeable. This has significantly altered the appearance these buildings and may cause long term damage to the brickwork.

5.18 The front of no. 118 Horseferry Road was re-built due to structural defects. While re-claimed stock brick has been used, the face of the brickwork appears damaged and this detracts from the overall character of the group. There is usually a presumption against the cleaning of brickwork or using harsh chemical treatments in historic settings, and specialist building conservators should always be consulted if such treatments are proposed.

5.19 The railings at no. 88-92 Horseferry Road are attractive and original, which make a positive contribution to the character of the street. However, there are also in a poor state of repair, rusting with peeling paintwork and, if not properly maintained, could deteriorate further.

5.20 The brick arches to nos. 88 and 94 Horseferry road have been painted. Such detail would not originally have been painted and this non-reversible alteration can accelerate decay of the brickwork.

Infill Development

5.21 Not all alterations and infill development within the Conservation Area have been of a consistently high standard and some buildings do little to reflect the character of the Conservation Area.

5.22 In particular, the design of 108 Horseferry Road has little regard to its context and uses poor quality materials and detailing. It has an aluminium shopfront, blue tiled façade and strips of uPVC windows across the façade. The mansard roof is also poorly detailed and unduly prominent in the street scene.



Figure 29:
108 Horseferry Road stands out within the Conservation Area

Public Realm

5.23 Finally, the public realm in Medway Street would benefit from enhancement. The mixture of paving and surfacing to Horseferry Road, which includes tarmac, concrete paving and brick pavers, gives an untidy appearance. A consistent approach to street surfacing works would be beneficial.

The City Council will take appropriate steps to ensure the preservation and enhancement of its conservation areas. Schemes for the improvement and enhancement of conservation areas will be encouraged and initiated where possible. Any proposal will be judged against policies DES1 and DES9.

6 Management Proposals

6.1 It is expected that the effective management of the Medway Street Conservation Area can, for the most part, be met through an effective policy framework and the positive use of existing development control and enforcement powers. The analysis of the character and appearance of the Conservation Area within this audit therefore identifies those elements the Council will seek to protect, as well as negative features, which may present opportunities for change or enhancement.

6.2 Each section of the Audit is linked to relevant policy guidance, which provides the framework for the future management of the area. Other statutory designations and existing controls in place to manage the Conservation Area are listed in the Directory, which follows this section. This includes a list of documents, supplementary planning guidance and planning briefs relevant to the management of the Medway Street Conservation Area. In addition the following table provides a list of proposals, related specifically to those features identified as 'negative' in Section 5.

	Negative Feature	Location	Action
1.	Infill development	108, 110 Horseferry road	<ul style="list-style-type: none"> Any new proposals for infill development to include analysis of character and appearance of the Conservation Area and should reflect predominant scale and architectural detail of the area, and include an analysis of the character and appearance of the Conservation Area, making reference to the findings of the Conservation Area Audit. Where a building has been identified as 'negative', encourage design improvements more in keeping with the character of the Conservation Area, as and when development/refurbishment applications are received.
2.	Shopfronts and Advertisements	94 108, 110 Horseferry Road Baptist Church	<ul style="list-style-type: none"> Original shopfronts, surrounds and detail to be retained as part of refurbishment schemes. Encourage removal of unsympathetic signage as part of new applications received/ refurbishment proposals. Enforcement action to be taken to secure removal of unauthorised signage. List of any unauthorised signage identified as a result of audit process to be passed to enforcement.
3.	Public Realm	General	<ul style="list-style-type: none"> A consistent approach to street surfacing to be adopted.
4.	Roof Plant, Wires, Flues, Pipework and Burglar Alarms	All 94 Horseferry Road 94a Horseferry Road The White Horse Public House	<ul style="list-style-type: none"> Removal, re-housing or re-siting of visual clutter such as redundant wires, flues, pipework and roof plant to be sought as part of any new development/ refurbishment proposals.
5.	Maintenance and painting	Nos 114, 116, 88, 94 Horseferry Road, 44-46 Medway Street. Railings to No 88 Horseferry Rd	<ul style="list-style-type: none"> Raise awareness amongst owner/ occupiers of best conservation practice through increased circulation of audit and design guides.

Acanthus	A plant with thick, fleshy, scalloped leaves used on carved ornament such as CORINTHIAN and COMPOSITE CAPITALS and other mouldings
Accretions	A gradual build-up of small additions and layers
Aedicule	The framing of a door, window, or other opening with two columns, PIERS or PILASTERS supporting a GABLE, LINTEL, plaque or an ENTABLATURE and PEDIMENT
Architraves	The lowest of the three main parts of an ENTABLATURE or the moulded frame surrounding a door or window
Art Deco	From the Paris <i>Exposition Internationale des Arts Decoratifs et Industriels Modernes</i> , 1925. An early 20 th century movement in the decorative arts, architecture and fashion. Considered to be an opulent, eclectic style, influenced by a variety of sources. Characterised by use of materials such as aluminium and stainless steel and the use of bold forms, sweeping curves, CHEVRON patterns and sunburst motifs
Art Nouveau	Meaning 'New Art'. A movement that emerged at the end of the 19 th century, which advocated the use of highly-stylized nature as the source of inspiration. Correspondingly organic forms, curved lines, especially floral or vegetal.
Arts & Crafts	A major English aesthetic movement, at its height between 1880 - 1910. Inspired by the writings of John Ruskin, a reformist movement searching for authentic and meaningful styles as a reaction to the machine-made production of the Industrial Revolution. Its best known practitioner is William Morris, who founded the SOCIETY FOR THE PROTECTION OF ANCIENT BUILDINGS
Balconettes	A small projecting balcony from a wall, enclosed by railings or BALUSTRADE, more decorative rather than functional
Baroque	An architectural style of the 17 th and 18 th centuries characterised by dramatic and exuberant decoration, using expansive curvaceous forms, large-scale and complex compositions. Used in palaces, churches and national buildings as a means of creating emotional involvement and a dramatic impression.
Bay	A vertical division of the exterior of a building marked by fenestration, an order, buttresses, roof compartments etc.
Bay Window	An angular or curved projecting window
Beaux Arts	Translated as "Fine Arts". A classical architectural style taught at the Ecole des Beaux Arts in Paris 1885-1920. Depended on sculptural decoration along conservative modern lines, using French and Italian BAROQUE and Rococo formulas with an impressionistic finish
Bottle Balustrade	A assemblage of bottle shaped moulded shafts in stone supporting the COPING of a PARAPET or the handrail of a staircase
Butterfly Roof	A roof formed by two gables that dip in the middle, resembling butterfly's wings. The roofs were particularly popular in Britain during the 19 th century as they have no top ridges and were usually concealed on the front façade by a parapet. The roof gave the illusion of a flat roof, an essential part of CLASSICAL architecture, but accommodated Britain's wet climate
Buttress	A mass of masonry or brick-work projecting from or built against a wall to give additional strength
Canopy	A projection or hood over a door, window etc
Canted	Architectural term describing part, or segment, of a façade which is at an angle of less than 90° to another part of the same façade
Cantilevered	A horizontal projection (e.g. a step, balcony, canopy or beam) supported by a downward force. Without external bracing and appears to be self-supporting, cantilever construction allows for long structures without external bracing
Capital	The head or crowning feature of a column

Cartouche	An ornamental panel in the form of a scroll or sheet of paper with curling edges, usually bearing an inscription and sometimes ornately framed
Casement Windows	A metal or timber window with side hinged leaves, opening outwards or inwards
Cast Iron	An iron-based alloy containing more than 2% carbon. The molten iron is poured into a sand cast or mould rather than hammered into shape by a blacksmith. The allows for regular and uniform patterns and a high degree of detail to be represented. The finished product is chancier, though more brittle, than WROUGHT IRON
Chevron	A type of moulding forming a zigzag pattern
Chimney Stack	Masonry or brick-work containing several flues, projecting above the roof and terminating in chimney pots
Classical/Classicism	A revival or return to the principles of Greek or Roman architecture and an attempt to return to the rule of artistic law and order. Begun in Britain c. 1616 and continued in successive waves up to 1930s.
Coade Stone	An artificial cast stone with a mottled surface, invented in the late 18 th century and used up to the early 19 th century for all types of ornamentation
Coal Hole Cover	A circular, metal or wooden plate covering a hole in the pavement where domestic coal deliveries were dropped into a vaulted bunker beneath the pavement
Colonnade	A row of columns carrying an ENTABLATURE or arches
Composite	A mixed order combining the scroll-like ornament of the IONIC order with the leaves (ACANTHUS) of the CORINTHIAN order.
Console	An ornamental bracket with a curved profile and usually of greater height than projection
Coping	A capping or covering to a wall, either flat or sloping to throw off water
Corbel	A projecting block, usually of stone, supporting a beam or other horizontal member
Corinthian	One of the CLASSICAL orders, which is an enriched development of the IONIC CAPITAL. Featuring stylized ACANTHUS leaves, which sometimes appear blown sideways. Unlike the DORIC and IONIC column capitals, a Corinthian capital has no neck beneath it, just a moulded ring or banding. The Corinthian column is almost always fluted
Cornice	In classical architecture, the top projecting section of an ENTABLATURE. Also any projecting ornamental moulding along the top of a building, wall, arch etc., finishing or crowning it
Cresting	An ornamental ironwork finish along the top of a screen, wall or roof
Cupola	A dome, especially a small dome on a circular or polygonal base crowning a roof or turret
Curtain Wall	A non-load-bearing wall, which can be applied in front of a framed structure. Manufactured from a variety of materials such as aluminium, steel and glass; with sections to include windows and spaces between
Dentil	Meaning 'tooth'. A small square decorative block used in series in CORNICES
Doric	One of the CLASSICAL orders. Doric columns historically stood directly onto the flat pavement without a base; fluted and topped by a smooth CAPITAL that carried an ENTABLATURE.
Dormer Window	A window placed vertically in a sloping roof and with a roof of its own. Name comes from French 'to sleep'.
Dressings	Stone worked to a finished face, whether smooth or moulded, and used around an angle, window or any feature
Eaves	The under part of a sloping roof overhanging a wall
Edwardian	Edwardian period refers to the reign of King Edward VII, 1901–1910, although is sometimes extended to include the period up to the start of World War I in 1914

English Bond	A method of laying bricks so that alternate courses or layers on the face of the wall are composed of headers (end) or stretchers (long edge) only
Entablature	The upper part of an order consisting of ARCHITRAVE, FRIEZE, and CORNICE
Faience	A type of glazing used on ceramics
Fanlight	A window, often semi-circular, over a door, in Georgian and Regency buildings, with radiating glazing bars suggesting a fan. Or any window over a door to let light into the room or corridor beyond
Fascia	The wide board over a shopfront, usually carrying its name
Fenestration	The arrangement of windows in a building's façade
Festoon	A carved ornament in the form of a garland of fruit and flowers, tied with ribbons and suspended at both ends
Finial	A vertical mounted spike, sometimes with formal ornament, used on railings and on tops of buildings
Flemish Bond	A method of laying bricks so that alternate headers (end) and stretchers (long edge) appear in each course on the face of the wall
Fluting	Shallow, concave grooves running vertically on the shaft of a column or PILASTER
Frieze	A decorative band running between the ARCHITRAVE and CORNICE
Gable	The upper portion of a wall at the end of a PITCHED ROOF. Can have straight sides or be shaped or crowned with a PEDIMENT, known as a Dutch Gable
Gauged brick	Brick moulded, rubbed or cut to an exact size and shape, for arches or ornamental work
Gault brick	Brick made from Gault Clay – an uncommon clay which, when fired, produces light, almost buff, blue bricks
Georgian	The period in British history between 1714 - 1830 and the accession of George I and death of George IV. Also includes the Regency Period, defined by the Regency of George IV as Prince of Wales during the madness of his father George III
Gothic	A style of European architecture, particularly associated with cathedrals and churches, that began in 12 th century France. The style emphasizes verticality, with expanses of glass, pointed spires, flying BUTTRESSES, ribbed vaults, pointed arches and sculptural detail. The style focused on letting more light to enter buildings than was possible with older styles. A series of Gothic revivals began in mid-18 th century England and continued into the 20 th century, largely for ecclesiastical and university buildings
Grille	A fretted metal band, often in shopfronts, to allow for the flow of air
Heterodox	A six sided feature
Hipped Roof	A roof with sloped instead of vertical ends
Ionic	One of the CLASSICAL orders. The Ionic column is characterised by paired scrolls that are laid on the moulded cap of the column
Italianate	Describes the style of villas which developed in England as a result of the Picturesque Movement of the 1840s. A rebellion against the CLASSICAL styles of architecture. The style includes lavish exterior ornamentation such as extended CORNICE mouldings, QUOINS, PORTICOS and floral designs
Keystone	The central stone of an arch, sometimes carved
Lightwell	A shaft built in to the ground to let light into a building's interior at basement level, allowing below-ground rooms windows and natural light
Loggia	A gallery open on one or more sides, sometimes pillared
Mansard Roof	Takes its name from the French architect, Francois Mansart. Normally comprise a steep pitched roof with a shallower secondary pitch above and partially hidden behind a PARAPET wall. The design allows extra accommodation at roof level
Mansion Block	A type of high-density housing used in the Victorian era. Exteriors were often red brick with elaborate stone decoration
Mews	A block or row of stables with living accommodation above, and

		subservient to grander buildings with which they were paired and serviced
Mezzanine		A low storey between two higher ones
Modernism		A cultural movement that emerged in France before 1914, rejection of 'traditional' forms of art and architecture and a celebration of progress. The most commonly used materials are glass for the façade, steel for exterior support, and concrete for the floors and interior supports. Floor plans were functional and logical, and the style became most evident in the design of skyscrapers
Modillion		A small bracket or CONSOLE of which a series is used to support the upper part of a CORNICE
Mullions		A vertical post or upright dividing a window or other opening
Oriel Window		A window which juts out from the main wall of a building but does not reach the ground. Often supported by CORBELS or brackets
Parapet		A low wall, placed to protect from a sudden drop – often on roofs
Pediment		A CLASSICAL architectural element consisting of a triangular section or GABLE found above the ENTABLATURE, resting on columns or a framing structure
Pentelic Marble		A pure white, fine grain marble quarried from the Pentili mountain range in Greece
Pier		A solid masonry support or the solid mass between doors and other openings in buildings
Pilaster		A shallow PIER or rectangular column projecting only slightly from a wall and, in CLASSICAL architecture, conforming with one of the orders
Pitched Roof		A roof consisting of two sloping halves that form a peak in the middle where they meet
Polychromy		Term used to describe multiple colours in one entity, especially used during VICTORIAN era. Used to highlight certain features or façades.
Portcullis		A GRILLE or gate historically used to fortify the entrances to medieval castles. It appears frequently as an emblem in heraldry
Portico		A roofed space, open or partly enclosed forming the entrance and centre-piece of the façade of a building, often with detached or attached columns and a PEDIMENT.
Portland Stone		A light coloured limestone from the Jurassic period quarried on the Isle of Portland, Dorset
Queen Anne		A revival style popularised in the 1870s by Richard Norman Shaw. Used broad historic precedents, combining fine brickwork, TERRACOTTA panels, limestone detailing, ORIEL windows and corner towers, asymmetrical fronts and picturesque massing
Quoins		Dressed stones at the corners of buildings, usually laid so their faces are alternately large and small. From the French word <i>coin</i> meaning corner
Romanesque		The dominant style of the 11 th and 12 th centuries until the emergence of GOTHIC. Characterised by clear easily comprehended schemes. Adopted as a revival style in the 19 th century
Rustication		Masonry cut in massive blocks separated from each other by deep joints. Used in lower parts of exterior walls. Effect often imitated using STUCCO renders
Sash Window		A window formed with sliding glazed frames running vertically
Soffit		The exposed underside of any overhead component of a building
Stallriser		A key element in a traditional shopfront, usually wood, which protects the lower part of the shopfront and encloses the shop window and entrance
Stucco		Plasterwork or an exterior render, often finished to imitate fine stonework
Terracotta		Fired but unglazed clay with a distinctively orange/red colour
Terrace		A row of attached houses designed as a unit
Triglyphs		Blocks separating the square spaces in a DORIC FRIEZE

Tripartite Windows		A window formed of three elements
Turrets		A small and slender tower
Tuscan		One of the CLASSICAL orders. A stocky simplified version of the DORIC order. The column has a simpler base and was unfluted, while CAPITAL and ENTABLATURE are without adornments
Venetian Windows		A window with three openings, the central one arched and wider than the others
Victorian		Period often defined as the years of Queen Victoria's reign, 1837-1902, though the Reform Act of 1832 is often taken as the start of this new cultural era
Wrought Iron		Made by iron being heated and plied by a blacksmith using a hammer and anvil. Predates the existence of CAST IRON and enjoyed a renaissance during the revival periods of the late 19 th century. Wrought iron is not as brittle as cast and seldom breaks
Stock Brick		The most commonly used type of building brick found in London. Its distinctive colour and soft appearance comes from the yellow clay they are made from, found in Kent. In the London atmosphere they weather down to a greyish black colour
York Stone		A natural stone used traditionally in for paving, laid in large slabs or 'flags'

8 CONSERVATION AREA DIRECTORY

Designation and Extension

Audit Designation Report and Statement of Decision.

Listed Buildings and Other Designations

Further Reading & Contacts List

DESIGNATION AND EXTENSION

CITY OF WESTMINSTER
TOWN PLANNING COMMITTEE REPORTS
MEDWAY STREET
CONSERVATION AREA

1. Proposed Conservation Area Designation Report
(Maida Vale Extension, Hanway Street
Medway Street/Horseferry Road and
Royal Parks Conservation Area) 19th September 1989

2. Results of consultation on proposed
(Maida Vale Extension, Hanway Street
Medway Street/Horseferry Road and
Royal Parks Conservation Area) 30th January 1990

CITY OF WESTMINSTER

STATUS	:	GENERAL RELEASE
COMMITTEE	:	PLANNING AND DEVELOPMENT
DATE	:	19 SEPTEMBER 1989
REPORT OF	:	DIRECTOR OF PLANNING AND TRANSPORTATION
SUBJECT	:	PROPOSED CONSERVATION AREA DESIGNATION AT: (i) RATHBONE PLACE/HANWAY STREET/TOTTENHAM COURT ROAD/OXFORD STREET, W1 (ii) MEDWAY STREET/HORSEFERRY ROAD, SW1 (iii) MAIDA VALE CONSERVATION AREA EXTENSION, W9 (iv) THE ROYAL PARKS (COMPRISING HYDE PARK, BUCKINGHAM PALACE, KENSINGTON GARDENS, GREEN PARK, ASPLEY HOUSE, HYDE PARK CORNER ROUNDABOUT)
WARD	:	MAIDA VALE, LITTLE VENICE, HARROW ROAD, CAVENDISH, VICTORIA, KNIGHTSBRIDGE, WEST END AND ST JAMES
BACKGROUND PAPERS:	:	NIL

1. SUMMARY

1.1 The City Council has designated thirty-seven conservation areas covering approximately two-thirds of the built-up area of the City since 1967. Four additional areas have been identified as worthy of protection and enhancement under conservation area designation. They are at:

- (i) Rathbone Place/Hanway Street/Tottenham Court Road/Oxford Street, W1. (See Map No. 1 attached)
- (ii) Medway Street/Horseferry Road, SW1. (See Map No. 2 attached).
- (iii) Maida Vale Conservation Area Extension, W9. (See Map No. 3 attached).
- (iv) 'The Royal Parks' (comprising Hyde Park, Buckingham Palace, Kensington Gardens, Green Park, Apsley House and Hyde Park Corner Roundabout).

and this report seeks the Committee's approval in principle to their designation and authority to proceed with the consultation necessary prior to final and formal designation.

2. RECOMMENDATIONS

2.1 That proposed areas at:

- (i) Rathbone Place/Hanway Street/Tottenham Court Road/Oxford Street, W1 as shown on Map No. 1.
- (ii) Medway Street/Horseferry Road, SW1 as shown on Map No. 2.
- (iii) Maida Vale Conservation Area Extension, W9 as shown on Map No. 3.
- (iv) The Royal Parks (comprising: Hyde Park, Buckingham Palace, Kensington Gardens, Green Park, Apsley House and Hyde Park Corner Roundabout) as shown on Map No. 4.

be approved in principle for designation as conservation areas and that consultations be undertaken with the Historic Buildings and Monuments Commission. The Directorate of Heritage – Royal Estates (where appropriate), The Victorian Society, The Georgian Society, local amenity groups and other such consultees as the Committee directs before the final boundaries as defined are formally agreed.

- 2.2 That the results of the consultations be assessed and reported back to Committee to approve the areas as conservation areas as subsequently defined.

3. BACKGROUND

- 3.1 (i) Rathbone Place/Hanway Street/Tottenham Court Road/Oxford Street, W1.

This area comprises three elements all of which are recommended for inclusion in a single conservation area. They are:

- a) The south end of Rathbone Place
- b) Hanway Street
- c) The frontages of Tottenham Court Road and Oxford Street adjoining Rathbone Place and Hanway Street.

- a) The South End of Rathbone Place (Nos. 1-18 and Nos. 52-56 incl).

This is a lively area mixed in uses and architectural styles with good quality turn-of-the-century buildings predominating; but No. 11 Rathbone Place, which is listed Grade II, is essentially a c.1720 house with many of its original internal features though its front elevation is mid-nineteenth century replacement of the original.

- b) Hanway Street

The London Borough of Camden invited the City Council to consider the area bounded by Hanway Street/Tottenham Court Road/Oxford Street for conservation area designation to complement Camden's own conservation area proposals centred on Hanway Place to the north and which includes the north side of Hanway Street.

The small secluded area of the London Borough of Camden comprises narrow streets which are lined with three and four storied brick and stucco buildings with comparatively narrow frontages and ground floor shops in Hanway street.

The west and south sides of Hanway Street, which have a similar scale, lie within Westminster and form an extension in character and scale of the area to the north. This whole 'backland' development is a remarkable

survival of this part of London and Nos. 24-44 Hanway Street, in particular, are of considerable townscape interest.

Although run down at present, the area would benefit from a conservation-based approach of selective infill and refurbishment maintaining the existing street pattern and scale.

c) The Tottenham Court Road and Oxford Street Frontages

These comprise 19th and 20th century commercial buildings and are of a different scale and character to the area they abut to the north. Nos. 1-3 (odd) Tottenham Court Road and Nos. 2-16 (even incl) Oxford Street have good quality facades including the frontages of a former Lyons Corner House.

No. 6 Oxford Street, 'The Tottenham' public house, which is listed grade II, has been described by the architectural journalist and author Mark Girouard as having: "One of the best surviving public house interiors in the country." Nos. 34 and 36 by Metcalfe and Greig and Nos. 56-62 by Adams and Holden are both also listed grade II, being high quality pre 1914 commercial buildings.

3.2 (ii) Medway Street/Horseferry Road, SW1

At Town Planning (Applications) Sub-Committee on 2 March 1989 it was resolved, as an outcome of a consideration of our application for planning permission relating to the demolition and redevelopment of Nos. 44 and 45 Medway Street, and partial redevelopment of Nos. 120-122 Horseferry Road and in the light of strong representation from local residents and amenity societies at the loss of Nos. 44 and 45 Medway Street, that investigations should be made into the protection of the properties by including them in a conservation area, which could either be separately named, or an extension of the Vincent Square Conservation Area.

Since the Sub-Committee on 19 April 1989 the Secretary of State for the Environment has 'listed' Nos. 44 and 45 Medway Street grade II.

These properties date probably from the 1820s and are examples of the former late Georgian vernacular which once formed a considerable portion of this part of Westminster. A few such buildings have survived in the two small street blocks bounded by Horseferry Road, Medway Street and Monck Street. These include Nos. 112, 114, 116 and 118 Horseferry Road adjacent to the application site and Nos. 88, 90 and 100 Horseferry Road which were listed grade III (Supplementary List) in the former statutory list. Consideration has therefore been given to both these street blocks for conservation area status.

(a) The street block bounded by Medway Street, Arneway Street and Horseferry Road.

This block includes the application site and comprises two small groups of predominantly early nineteenth century domestically scaled buildings separated by the Church of the Sacred Heart and its adjacent hostel. These latter two buildings were constructed after the last war, probably on sites which had been made vacant by bombing. It may be considered that they are architecturally distinguished but their scale and materials are similar to the older buildings on either side and they provide a sympathetic backcloth to the listed buildings. This block still gives some idea of the character of a part of early nineteenth century Westminster and is recommended for conservation area status.

- (b) The street block bounded by Medway Street, Monck Street, Horseferry Road, Arneway Street in addition to the block recommended for conservation area status above. This block does not have the same cohesive scale of the adjacent block but the properties fronting onto Horseferry Road are domestic in scale and varied in design, though only about half are of nineteenth century origin.

On balance, it is considered that this additional block falls short of conservation area quality and is therefore not recommended for inclusion in the proposed conservation area.

3.3 (iii) Proposed Extension to the Maida Vale Conservation Area

Partly perhaps because of the increased building activity in the area over the last few years there have been requests by those who are concerned with the local environment that consideration should be given to extending the Maida Vale Conservation Area to the north.

The area studied and recommended for conservation area status comprises predominantly turn-of-the-century four storied brick-built mansion flats, with some terraces of houses of a similar scale, lining wide tree-line streets.

The area is different in character to the more opulent earlier stuccoed terraces and villas to the south which are already within the Maida Vale Conservation Area. The two areas which are united by wide streets, are more or less complete as built and show the architectural development from the mid-nineteenth century to the early years of the present century in this part of London.

To be meaningful the Conservation Area extension would need to be comparatively large and would nearly double the size of the existing Maida Vale Conservation Area. It would include the two central sections of Elgin and Sutherland Avenues and their interspace plus areas adjoining Paddington Recreation Ground which contain streets of similar character. Few of the buildings are of great architectural value but the unified layout gives the area an integrity which is pleasing and is of considerable planning interest.

A number of buildings around the edges have been included, which although they are not of the essential character of the proposed conservation area have a significant value in their own right. These include the BBC, Maida Vale Studio which was built in the early years of this century as a roller-skating rink, the 'starter homes' in Lanark Road which were the subject of a Westminster Council-run competition which was won by the architect Jeremy Dixon and R P Taylor Ltd and the most worthy buildings of the local shopping centre at the junction of Elgin Avenue and Shirland Road.

3.4 (iv) 'The Royal Parks' (comprising: Hyde Park, Buckingham Palace, Kensington Gardens, St James Park, Green Park, Apsley House and Hyde Park Corner Roundabout).

The development of the three most southerly of the Royal Parks occurred over the seventeenth, eighteenth and nineteenth centuries. They form a

unique chain of pleasure grounds and are a feature which few capital cities can boast.

However, increased activity in proposed underground works in central London, implicit in 'The Central London Rail Study', improvements to power and other essential services beneath the City together with the proposals to demolish the existing restaurant in Hyde Park and the proposed development of an equestrian centre there, are causing apprehension for the environment in the parks.

In the case of the underground works it is usually necessary to service these facilities with permanent emergency access and ventilation shafts together with temporary access shafts and ground level walking areas during the construction period.

The full implications at ground level of these developing proposals cannot at the present time be wholly assessed but early indications are that they could be substantial. For example, the construction of a Paddington to Liverpool Street Underground railway would require two sets of shafts in the north-east part of Hyde Park and feasibility for extending the Jubilee Line under St James and Green Parks could have similar implications.

At present, the City Council formally makes observations for development within the Royal Parks under Circular 18/84 procedure but it is considered that their inclusion within a conservation area would give added weight to these views and therefore additional protection. Furthermore, it would emphasise the City Council's concern for the continued high level of management and control of development, if the organisation of the Royal Parks is changed.

Currently, only Regents Park with the buildings within it has conservation area status.

The inclusion of Buckingham Place within the Conservation Area does not set a precedent. The Royal Places of St James' Palace, Kensington Palace and Windsor Castle are all within Conservation Areas as well as enjoying listed building status. The proposed western boundary with Kensington Gardens would be contiguous with the Royal Borough of Kensington and Chelsea's adjoining Conservation Area.

CITY OF WESTMINSTER

STATUS	:	GENERAL RELEASE
COMMITTEE	:	PLANNING AND DEVELOPMENT
DATE	:	30 JANUARY 1990
RREPORT OF	:	DIRECTOR OF PLANNING AND TRANSPORTATION
SUBJECT	:	RESULTS OF CONSULTATION ON THE PROPOSED MAIDA VALE EXTENSION, HANWAY STREET, MEDWAY STREET/HORSEFERRY ROAD AND ROYAL PARKS CONSERVATION AREAS
WARD	:	MAIDA VALE, LITTLE VENICE, HARROW ROAD, CAVENDISH, VICTORIA, KNIGHTSBRIDGE, WEST END AND ST JAMES'S
BACKGROUND PAPERS:	:	LIST ATTACHED

1. SUMMARY

Consultations on the proposed Conservation Areas of Medway Street/Horseferry Road, Hanway Street, Royal Parks and the Maida Vale Extension are now complete, following Committee approval on the 19 September 1989. This report presents the responses from consultees, and seeks approval for the Conservation Area designations.

2. RECOMMENDATIONS:

That the areas at:

- i. Maida Vale Conservation Area Extension, W9 as shown on map one.
- ii. Rathbone Place/Hanway Street/Tottenham Court Road/Oxford Street, W1 as shown on map two.
- iii. Medway Street/Horseferry Road, SW1 as shown on map three.
- iv. The Royal Parks (comprising: Hyde Park, Buckingham Palace, Kensington Gardens, Green Park, Apsley House and Hyde Park Corner Roundabout) as shown on maps four and five be designated respectively as:
 - i. The Maida Vale Conservation Area (Extension)
 - ii. The Hanway Street Conservation Area
 - iii. The Medway Street Conservation Area
 - iv. The Royal Parks Conservation Area

under the provisions of Section 277 of the Town and Country Planning Act 1971 and that the Director of Planning and Transportation be authorised to give notice of designation in the London Gazette and at least one local newspaper circulating in the areas, to the Secretary of

State for the Environment, English Heritage and (in the case of The Royal Parks Conservation Area) the adjoining Royal Borough of Kensington and Chelsea and (in the case of the Hanway Street Conservation Area) the adjoining Borough of Camden, and to take other steps as may be prudent and necessary to implement the designations.

3. BACKGROUND

Members will recall the reasoning and descriptions of the proposed Conservation Areas as described in the report to committee on the 19 September 1989. At that Committee meeting, authority was given for consultations to commence on the four proposed Conservation Areas.

4. RESULTS OF CONSULTATIONS

4.1 A schedule of those persons who were consulted is attached. A letter was sent on the 3 November 1989 to each address. Responses were requested within 8 days (i.e. by the 1 December 1989) and during this period the following responses were received:

- i. Medway Street
Four responses were received.
- ii. Hanway Street
Two responses were received.
- iii. Royal Parks
Seven responses were received.
- iv. Maida Vale
One response was received.

4.2 The following responses were received in respect of the Royal Parks Conservation Area.

- i. The Civic Trust, The Georgian Group, The Victorian Society and the Royal Fine Arts Commission made no representation on the proposals within the allocated time.
- ii. The Rt. Hon. Peter Brook, MP (Westminster South) was in favour of the designation of the Royal Parks Conservation Area.

SCHEDULE OF CONSULTEES

Maida Vale

Historic Buildings and Monuments Commission
The Civic Trust
The Royal Fine Art Commission
The Victorian Society
The Georgian Group
Paddington Waterways and Maida Vale Society
Westminster Amenity Societies Forum
The Church Commissioners
Cities of London and Westminster Conservation Societies Forum
Walterton and Elgin Action Group

Medway Street

The Roman Catholic Church of the Sacred Heart
The Occupiers 106-122 (evens) Horseferry Road
Mrs Josephine Grace, 44 Medway Street
Historic Buildings and Monuments Commission
The Civic Trust
The Royal Fine Art Commission
The Westminster Society
The Diocese of Westminster
The Thorney Island Society
The Tiles and Architectural Ceramics Society
The Victorian Society
The Georgian Group

Hanway Street

The Occupiers 4-50 (evens inclusive) Oxford Street
Central School of English, 1 Tottenham Court Road
The Occupiers, 42-44 Hanway Street
The Occupants 34-40 (evens) Hanway Street
The Occupants 54-68 Oxford Street
The Occupants 52-56 (evens) Rathbone Place
The Occupants 1-18 (inclusive) Rathbone Place
Fitzrovia Neighbourhood Association
Historic Buildings and Monuments Commission
The Civic Trust
The Royal Fine Art Commission
The Victorian Society
The Georgian Group
The Director of Planning and Transportation, London Borough of Camden

Royal Parks

The Lord Chamberlain (on behalf of the Royal Household)
Directorate of Heritage-Royal Estates – Department of the Environment
The Victorian Society
The Georgian Group
Director of Planning, Royal Borough of Kensington and Chelsea
The Royal Parks Constabulary, Department of the Environment
The Wellington Museum, Apsley House
The Royal Fine Art Commission

The Victorian Society
The Civic Trust
Historic Buildings and Monuments Commission
The Serpentine Gallery
The Landscape Institute
The Serpentine Restaurant and Public House
The Occupier, The Park Keeper's Lodge, Hyde Park
The Occupier, Magazine Cottage, Hyde Park
D & J Maxwell, The Serpentine Boat House
The Manager, The Dell Restaurant
Normal Garages, Park Lane
Mr Peter Brooke, MP (Westminster South)

AUDIT ADOPTION REPORT & STATEMENT OF DECISION

Decision-maker	Date	Title of Report
CABINET MEMBER FOR PLANNING AND CUSTOMER SERVICE	3 April 2006	Medway Street Conservation Area Audit – Adoption as Supplementary Planning Guidance.
CLASSIFICATION FOR GENERAL RELEASE		Report of Director of Planning and City Development
Wards Involved	St James’s	
Policy Context	The Civic Renewal Initiative has a target to adopt 8 Conservation Area Audits as Supplementary Planning Guidance by the end of 2005/06 in order to implement the programme to prepare audits for the City’s 54 conservation areas.	
Financial Summary	There are no financial implications arising from this report. The printing of the document will be met from existing budgets.	

1. Summary

1.1 National guidance and advice places the responsibility on the City Council to produce detailed appraisals of each of its 54 conservation areas, and to consider the designation of further ones. Following a public consultation exercise, including a public meeting, this report seeks the adoption of the Conservation Area Audit for Medway Street as Supplementary Planning Guidance.

RECOMMENDATIONS

2.1 That the Cabinet Member for Planning and Customer Service resolves to adopt the Medway Street Conservation Area Audit (attached in Appendix 4) as Supplementary Planning Guidance.

3 Background Information

3.1 On 22 October 1998, Sub-Committee agreed a priority list of conservation areas to be audited as part of the City Council’s comprehensive review of its then 51 Conservation Areas (there are now 54). This review is a statutory duty and an updated timetable is being progressed.

3.2 Given the complexity and scale of the City’s conservation areas this process has been broken into three stages involving the production of mini-guides (general information leaflets), directories and audits. The audits represent

the third and final stage of the preparation of appraisals of all of the Borough's 54 Conservation Areas.

3.3 A public consultation exercise has now been undertaken. A summary of all consultation responses received and the Council's response is outlined below. The conservation area audit has been amended further to the consultation responses received, and these changes are highlighted in yellow in the attached draft (Appendix 4).

4 Detail

Consultation

4.1 Public consultation consisted of both written consultation and a public meeting. A letter of 09 February 2006 invited local groups, residents, national bodies, ward Councillors and other local organisations to attend a public meeting to introduce and discuss the audit. In addition, public notices advertising the Area Forum were placed in local newspapers and site notices in the vicinity of the venue. Letters were issued to all properties within the proposed conservation area extensions.

4.2 The public meeting took a workshop format, and was held as part of the Central Area Forum on 7 March 2006. The Forum was chaired by Councillor Nicholl. There were six attendees to the workshop, including local residents and members of amenity societies and South Team planning officers. A list of attendees and outcomes of the workshop are attached at Appendix 3.

Main Comments Received

4.3 The feedback at the Area Forum and in written correspondence was, on the whole, positive with the production and findings of the audit, receiving general support. The outcomes of the discussions at the Area Forum are detailed at Appendix 3.

4.4 The main comments on the audit document were made at the public meeting, and one subsequently by telephone. These are summarised in Appendix 2, with details of the Council's response or actions. English Heritage have written in support of the audit and had no detailed representations to make.

4.5 No major issues were raised as a result of the consultation process. A suggestion was made at the Area Forum that the boundaries of the Conservation Area be reviewed. Whilst officers agreed that a boundary review would be appropriate, it is considered that such a review should be undertaken as a separate study in order that the property owners and stakeholders of the proposed extension are properly consulted. This study will therefore take place after the main document is adopted, and will be added as a 'mini-audit' and appended to the original.

Other Issues

4.6 A map was tabled at the public meeting, which illustrated properties within the Conservation Area that would be unlikely to be acceptable for roof extensions. As this map was met with general agreement at the public meeting,

it was considered to be a useful addition to the main audit document, therefore one has been inserted on p. 22.

4.7 Full details of comments received and the Council's response are given in the appendices. Presentation of the final document including final page numbering and quality of photos and illustrations will be reviewed and updated prior to printing and a new front cover prepared. The Directory, as with all the audits, forms an appendix to the final document.

5 Financial Implications

5.1 There are no financial implications arising from this report at this stage. Expenditure costs will be met from existing revenue budgets.

6 Impact on Health and Well-being

6.1 The conservation area audit makes no recommendations with effects on health and well-being.

7 Legal Implications

7.1 Under Section 69 (1)(a) of the Planning (Listed Buildings and Conservation Areas Act) 1990 every local authority "shall from time to time determine which parts of their area are areas of special architectural or historic interest the character and appearance of which it is desirable to preserve or enhance". Planning Policy Guidance Note 15 'Planning and the Historic Environment' interprets this responsibility by advising local authorities to periodically review existing conservation areas and their boundaries.

8 Conclusion

8.1 It is considered that the attached audit provides a sound basis for the future stewardship of the Medway Street Conservation Area, meeting the statutory requirements placed on the Council. The findings have been amended in the light of comments received and further illustrations have been added. It is therefore recommended that the audit now be adopted as Supplementary Planning Guidance to ensure the continued preservation and enhancement of this Conservation Area.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS, PLEASE CONTACT JANE HAMILTON ON 020 7641 8019; EMAIL ADDRESS jhamilton@westminster.gov.uk ; FAX NUMBER 020 7641 2338

BACKGROUND PAPERS

- 1 Medway Street Conservation Area Mini-guide
- 2 Medway Street Conservation Area Directory
- 3 Summary of comments received and outcomes of the Central Area Forum, 7 March 2006.

APPENDIX 1: LIST OF WRITTEN CONSULTEES

English Heritage
Westminster Property Owners Association
The Westminster Society
The Diocese of Westminster
The Victorian Society
The Georgian Group
The Thorney Island Society
The White Horse and Bower Public House
Westminster Baptist Church
The Barley Mow Public House
The Owner/Occupier Flat A, 106 Horseferry Road
The Owner/Occupier Flat B, 106 Horseferry Road
The Owner/Occupier Flat C, 106 Horseferry Road
The Owner/Occupier 108 Horseferry Road
The Owner/Occupier 110a Horseferry Road
The Owner/Occupier 112 Horseferry Road
The Owner/Occupier 114 Horseferry Road
The Owner/Occupier Flat A, 116 Horseferry Road
The Owner/Occupier Flat B, 116 Horseferry Road
The Owner/Occupier 118 Horseferry Road
The Owner/Occupier 120 Horseferry Road
The Owner/Occupier 122 Horseferry Road
The Owner/Occupier 44 Medway Street
The Owner/Occupier 45 Medway Street
The Owner/Occupier 46 Medway Street

APPENDIX 2: Summary of Responses

Consultation responses		Council Response/Comment
Respondent	Comments	
<p>Mike Dunn, English Heritage – via e-mail 17 March 2006</p>	<p>Having considered the audit draft, English Heritage supports WCC's approach. There were no detailed representations to make.</p>	<p>Comments welcomed and noted</p>
<p>Jean Verblow, Resident, 118 Horseferry Rd – via telephone 10 March 2006</p>	<p>The audit refers to the façade of no. 118 Horseferry Road as being damaged through over-cleaning and re-pointing. However, this facade was entirely re-built in 1999. Reclaimed stock brick was used and pointed with a lime mortar.</p> <p>As a resident of this property, Ms Verblow feels aggrieved that the work is portrayed as detracting from the character of the conservation area.</p> <p>Figure 20 shows the rear of no. 116 Horseferry Road, not 112-14 as captioned Mrs Verblow was of the opinion that none of the railings in Horseferry Road are originals and those shown in the picture at Figure 24 are probably replacements</p>	<p>Agree that the wording should be amended to state the façade of 118 has been completely re-built rather than cleaned and re-pointed. Also removed reference to no. 118 in the maintenance and painting section</p> <p>Despite using traditional materials, the brick surface has been harshly treated so as to compromise its appearance. There is a contrast between this building and the others in the group that does adversely affect the character of the area. The image of this property has been removed so as not to over-emphasise this issue.</p> <p>It is considered important to highlight the issue to ensure this is considered in future schemes for repair or alteration of these properties.</p> <p>Agree, document amended accordingly</p> <p>The majority of the railings to the listed properties in the Conservation Area are original. The list description for no. 90 Horseferry Road, for example, identifies the railings as being original. There are non-original railings along this frontage, for example at no. 94, and these have not been identified in the audit document.</p>

Consultation responses		Council Response/Comment
Respondent	Comments	
<p>Peter Lawson,</p> <p>Thorney Island Society – comments made at the Central Area Forum 7th March 2006`</p>	<p>Mrs Verblow suggested the date of the buildings on Horseferry Road were later than identified in the audit, perhaps c. 1860</p>	<p>Both the list descriptions and Pevsner mention properties along Horseferry Rd and Medway Street date them at 1815-20. The buildings have also been attributed to John Johnson who was building in the area between 1810–1830. Since the original leases for these properties may be available in the Archives, we will endeavour to clarify the dates before the document is published. At present, the dates will remain as they are</p> <p>Agree that these properties should be included within the Conservation Area and that a boundary review should be undertaken. However, all the property owners and stakeholders of the proposed extension should be consulted. This study will therefore be undertaken after the main document is adopted and will be added as a ‘mini-audit’ and appended to the original.</p> <p>No. 108 is already identified in the management proposals under ‘infill development’. This comment could be strengthened to state: ‘Where a building has been identified as ‘negative’, encourage design improvements, more in keeping with the character of the conservation area, as and when development or refurbishment applications are received</p>
	<p>Proposed extension to the Conservation Area to include nos. 12-19 and 26-33 Medway Street and no. 15 Monk Street as these buildings are of a standard that is comparable and it would tie the conservation area together</p>	
	<p>With regards to no. 108 Horseferry Rd, suggested WCC using powers to implement more appropriate fenestration pattern or replace the building’s façade with one more fitting with the other buildings in the Conservation Area, as and when future development applications are submitted.</p>	

APPENDIX 3: OUTCOMES OF PUBLIC MEETING

MEDWAY STREET & GROSVENOR GARDENS CONSERVATION AREA
AUDITS PUBLIC CONSULTATION
CENTRAL AREA FORUM
MOTHER'S UNION HALL, TUFTON STREET
TUESDAY 7TH MARCH 2006 6.30PM

<u>Attendees:</u>	<u>Westminster City Council:</u>
Peter Lawson, Thorney Island Society	Rosemarie MacQueen, Head of City Development (Planning & Design)
June Stubbs, Thorney Island Society and Friends of St James's Park and the Green Park	Michael Wharton, South Area Planning Team
Carol Seymore-North, Knightsbridge Association	Jane Hamilton, Design & Conservation Officer
Jean Verblow, Resident at 116 Horseferry Road	Hannah Smith, Design & Conservation Assistant
Brian Donaldson, Resident at 46 Medway Street	Councillor Nicholl (part of the workshop)
(Not all of the attendees wished to sign the attendance sheet, a further three attendees are unrecorded)	

The purpose of this workshop was to introduce the Conservation Area Audits for Medway Street and Grosvenor Gardens, and the main issues raised within these draft documents.

Introduction:

- What constitutes a Conservation Area and why we undertake conservation area audits
- The general audit contents and the overall format these take, following guidance from English Heritage
- The contribution public comments will make to the audits and the ultimate aim to have the drafts adopted as Supplementary Planning Guidance

Each conservation area was considered in turn. Discussion was structured around each section of the audit document, focusing on elements contributing to the character of the conservation area i.e.: unlisted buildings of merit; architectural detail; roof profiles and extensions; townscape detail; views and vistas; and then looking at negative features and proposals to manage the areas.

Each section was summarised and time given for any questions or comments on these. The main issues and outcomes of the workshop were as follows:

Medway Street

A map showing the **boundary of the conservation area** was tabled and the reasons for conservation area designation were explained

- **Peter Lawson proposed extension to the Conservation Area to include nos. 12-19 and 26-33 Medway Street and no. 15 Monk Street as these buildings are of a standard that is comparable and it would tie the conservation area together**

Maps were tabled, showing where **unlisted buildings of merit** have been identified and where it is likely **roof extensions** may not be permitted

- **There was general agreement with the unlisted buildings of merit identified in the audit document as well as the building identified as unsuitable for roof extensions.**

Local views identified within the audit were also outlined and discussed

- **There was general agreement with the importance of the local views identified in the audit document**

The importance of **townscape** features, such as traditional lamp standards, to a conservation area was highlighted

- **There was general agreement that the retention of any traditional lamp standards in Medway Street was important**

A brief outline of the historical development of the Conservation Area was given

- **Peter Lawson highlighted the existence of the original building leases for Conservation Area in the Westminster City Archives**

The reason for identifying **negative features** in the Conservation Area was explained, and the suggested measures taken for remedying these outlined in the **management proposals section**. The usefulness of gaining public opinion and input into this section of the audit document was reinforced.

- **There was a general agreement with identifying no. 108 Horseferry Road as having a negative impact**
- **Peter Lawson suggested WCC using powers to implement more appropriate fenestration pattern or replace the building's façade with one more fitting with the other buildings in the Conservation Area, as and when future development applications are submitted.**

Grosvenor Gardens

A map showing the **boundary of the conservation area** was tabled and the proposed **boundary extension** was also highlighted

- **The conservation area boundary and proposed boundary extension were both met with approval**

Maps showing where **unlisted buildings of merit** have been identified and where it is likely **roof extensions** may not be permitted were also tabled

- **There was an overall agreement with the unlisted buildings of merit and the roof extensions identified within the audit document**

A brief outline of the historical development of the Conservation Area was given as well as an outline of the architecture in the area

- **The thorough research and content of the history sections and document as a whole was praised.**
- **A query over Lygon Place was raised and what the actual development for this site was going to be. June Stubbs asked who the current conservation architect for Lygon Place is**

The reason for identifying **negative features** in the Conservation Area was explained; those identified in the audit include inadequate surface treatments, security shutters, projecting signs and proliferation of satellite dishes.

- **The issue of a number of vacant shopfronts along Lower Grosvenor Place was raised and if there would be any way to encourage higher occupancy along this stretch**
- **The potential for re-designing some of the more unsympathetic shopfronts in the conservation area was met with approval**
- **It was pointed out that greenery and planting along otherwise unsightly boundary walls works well and could be used elsewhere in the conservation area**
- **It was agreed that 61-19 Buckingham Palace Road does have a detrimental effect on the conservation area, especially upon Victoria Square**

The suggested measures taken for remedying the negative features were outlined in the **management proposals section**. The usefulness of gaining public opinion and input into this section of the audit document was reinforced.

- **Councillor Nicholl asked if the audit document would give WCC greater powers to affect changes to negative features**

The potential **redevelopment of Victoria Station** was discussed at some length.

- **The issues raised included the potential impact a concentration of tall buildings would have on the surrounding area**
- **Peter Lawson had suggested to Land Securities transforming the area in front of Victoria Station into an open space, which could then tie in with Grosvenor Gardens and become a world heritage site.**

A list of the main outcomes and any issues for officers to investigate further were noted, as follows:

- The possibility of extending the Medway Street conservation area to include nos. 12-19, 26-33 Medway Street and no. 15 Monk Street
- The existence of original leases for buildings held within the Westminster City Archives
- The possibility of using powers to enforce the fenestration pattern at no. 108 Horseferry Road is changed; when and if future development applications are received.
- An overall agreement with the unlisted buildings of merit, local views and roof extensions maps for both conservation areas.
- Would like to ensure the protection of lamp standards and other townscape features of interest
- Look into the possibility of re-designing some of the unsympathetic shopfronts to be more in-keeping with the overall character of the conservation area
- The positive effect greenery and planting can have on unsightly boundary walls was highlighted
- Observations outside a conservation area, for example with the Victoria Station Planning Brief, are still important
- Positive comments about the audit documents as a whole, especially the history sections

ADJACENT CONSERVATION AREAS

ARTICLE 4 DIRECTIONS

There are no Article 4 Directions in the Conservation Area.

REGULATION 7 DIRECTION

There are no Regulation 7 directions covering the Conservation Area.

STRATEGIC VIEWS

There are no strategic views which cross the Conservation Area.

PUBLICATIONS & SOURCES OF FURTHER INFORMATION

Westminster Publications and Design Guides

Unitary Development Plan

The adopted City of Westminster Unitary Development Plan 1997 and the Replacement Unitary Development Plan (2nd deposit version, pre-inquiry version and modifications agreed May, September and December 2004).

This can also be viewed on the Internet at:

<http://www.westminster.gov.uk/environment/planning/unitarydevelopmentplan/>

Design Guides and Publications

Other Westminster City Council publications, produced by the Department of Planning and City Development are listed below. These are available from One Stop Services (see addresses under 'contact details') or can be viewed on the Westminster City Council Website:

<http://www3.westminster.gov.uk/planningpublications/>

Supplementary Guidance and Design Guides

These are available from One Stop Services (see addresses under 'contact details') or can be viewed on the Westminster City Council's Website.

1. Conservation Areas: A Guide to Property Owners
2. A Guide to Providing Access for All
3. A Guide to the Siting of Satellite Dishes and other Telecommunications Equipment
4. A Guide to the Siting of Security Cameras and Other Security Equipment
5. Design Matters in Westminster – Supplementary Planning Guidance on Creating Good City Architecture
6. Designing out Crime in Westminster
7. Development and Demolition in Conservation Areas
8. Façade Cleaning - The removal of soiling and paint from brick and stone facades
9. Lighting Up the City - A good practice guide for the illumination of buildings and monuments
10. Plant and Air Conditioning Equipment - Guidance notes on applications for planning permission
11. Public Art in Westminster
12. Public CCTV Systems – Guidance for Design and Privacy
13. Railings on Domestic Buildings in Westminster
14. Roofs - A Guide to Alterations and Extensions on Domestic Buildings
15. Trees and other Planting on Development Sites
16. A brief Guide to Planning Enforcement
17. Shopfronts, Blinds and Signs: 'A Guide to their Design
18. Advertisement Design Guidelines

Further Reading

1. Bradley, S and Pevsner, N (2003), *The Buildings of England. London 6: Westminster*. Yale University Press
2. Watson, Isobel (1993) *Westminster and Pimlico Past* Historical Publications Ltd
3. Weinreb and Hiberrt (1983) *The London Encyclopedia* Papermac

Local History

For information on all aspects of local history contact:

City of Westminster Archive Centre
10 St. Ann's Street
London SW1P 2XR
General Enquiries: Tel: **(020) 7641 5180**

WESTMINSTER CITY COUNCIL CONTACTS LIST

Planning Information

For general information, to obtain planning application forms and copies of publications, to find out if a property is listed or in a conservation area or to make an enforcement complaint, contact:

Planning Records (Customer Service Centre)

Tel: **(020) 7641 2513** or Fax: **(020) 7641 2515**

Email: PlanningInformation@westminster.gov.uk

Planning Advice

For advice about planning permission, conservation area, listed building or advertisement consent, design and restoration advice, restrictions in Article 4 Direction Areas, lawful development certificates and details of design guide publications contact the area planning team

South Area Team (Addresses in SW1, SW7, WC2 and EC4)

Tel: **(020) 7641 2681** or Fax: **(020) 7641 2339**

Email: SouthPlanningTeam@westminster.gov.uk

Or write to:

Development Planning Services

Department of Planning and City Development

Westminster City Council

City Hall, 64 Victoria Street,

London SW1E 6QP

One Stop Services

Where you can view or purchase the Council's Unitary Development Plan and other documents giving advice on access and design matters. The addresses are:

62 Victoria Street, SW1 (Open 8.30am - 7pm Monday, Tuesday, Wednesday, Thursday & Friday; 9am - 1pm Saturday)

317 Harrow Road, W9 (Open 8am - 5pm Monday, Wednesday & Friday; 8am - 7pm Tuesday & Thursday)

91-93 Church Street, NW8 (Open 8am - 5pm Monday, Tuesday, Wednesday & Friday; 8am - 7pm Thursday; 9am - 3pm Saturday)

Tel: **(020) 7641 2618** or Fax: **(020) 7641 2959**

Further Information

For contacts regarding other frequently used services refer to the City Council's booklet '**A-Z Guide, Your Guide to Council Services**' available from One Stop Services, Libraries and Council Information Points or by contacting: Tel: **(020) 7641 8088** or Fax: **(020) 7641 2958**

Alternatively you can ring the City of Westminster General Inquiries number for assistance. Tel: **(020) 7641 6000**

Translation Service

If English is not your first language and you do not have a relative or friend who can translate this document for you, we can arrange to send you a translation. Please write to the address below, giving your name, address and first language.

Spanish

Puede que el inglés no sea su lengua materna y si no tiene un amigo o familiar que pueda traducírselo, nosotros podemos enviarle una traducción. Por favor escriba a la dirección que a continuación figura indicando su nombre, dirección y su lengua materna.

French

Si l'anglais n'est pas votre langue principale et si vous n'avez pas un ami ou un membre de votre famille qui puisse le traduire pour vous, nous pourrions vous en faire parvenir une traduction. Ecrivez à l'adresse ci-dessous en donnant votre nom, adresse, et première langue.

Portuguese

Talvez Inglês não seja a sua primeira língua, e caso você não tenha um amigo ou parente que possa traduzi-lo para você, nos podemos tomar providências para que uma tradução lhe seja enviada. Favor escrever para o endereço abaixo, dando o seu nome, endereço e a sua primeira língua.

Chinese

如果英語不是你的母語，而且你沒有親戚或朋友能為你翻譯這份文件，我們可以安排寄給你一份翻譯。請寫信到以下的地址，告訴我們你的姓名，地址和母語。

Bengali

যদি ইংরেজী আপনার প্রথম ভাষা না হয় এবং আপনার কোনো আত্মীয় বা বন্ধু না থাকে, যিনি আপনার জন্য এই ডকুমেন্ট অনুবাদ করতে পারেন, তাহলে আপনাকে আমরা একটি অনুবাদ পাঠাতে পারি। অনুগ্রহ করে নিচের ঠিকানায় লিখুন, আপনার নাম, ঠিকানা ও প্রথম ভাষা উল্লেখ করুন।

Arabic

إذا لم تكن الانكليزية هي لغتك الأصلية، ولا يوجد لديك من أقارب أو أصدقاء ممن يستطيع مساعدتك في ترجمة هذه الوثيقة، فمن الممكن أن نرتب لك مترجماً. يرجى الكتابة إلى العنوان أدناه مع ذكر اسمك وعنوانك ولغتك الأصلية.

Urdu

اگر انگریزی آپ کی پہلی زبان نہیں ہے، اور آپ کا کوئی ایسا رشتہ دار یا دوست نہیں ہے کہ جو اس دستاویز کا ترجمہ آپ کے لئے کر سکے، تو ہم آپ کے لئے ترجمہ بمبوائے کا انتظام کر سکتے ہیں، برائے مہربانی، اپنا نام، پتہ، اور پہلی زبان جو آپ بولتے ہیں، نیچے دے دیے گئے پتہ پر لکھیں۔

Farsi

چنانچه انگلیسی زبان اصلی شما نیست و فامیل و دوستی نیز ندارید تا این سند را برایتان ترجمه کند، میتوان ترجمه آن را برایتان ارسال کنیم. برای این کار لطفاً با ذکر نام، آدرس و زبان مادری با آدرس زیر مکاتبه کنید.

Serbo Croat

Ako engleski nije vaš maternji jezik i nemate rodaka ili prijatelja koji bi mogli da vam prevedu ovaj tekst, mi vam možemo poslati prevod. Molimo vas da napišete pismo na dole pomenutu adresu i da u njemu navedete vaše ime, adresu i maternji jezik.

Conservation Area Audit
Department of Planning and City Development
Westminster City Council
64 Victoria Street
London SW1E 6QP

Braille, tape or large print versions are available by ringing **(020) 7641 8088**. Reference copies in these formats can be found at the City Council's One Stop Services and Libraries.